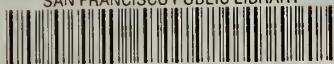


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**Status
of the Program
of the San Francisco
Redevelopment Agency
for Rehousing
the Residents of
Western Addition
Area A-2**

A-2 Rehousing for A-2 Residents

**San Francisco
Redevelopment Agency**

August 10, 1967

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SAN FRANCISCO REDEVELOPMENT AGENCY

525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA
ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101



JOHN F. SHELLEY, *Mayor*

WALTER F. KAPLAN, *Chairman*

VICTOR K. ATKINS, *Vice Chairman*

LAWRENCE R. PALACIOS

FRANCIS J. SOLVIN

DR. C. JOSEPH WELLINGTON

863-7750

August 15, 1967

Mr. Richard G. Mitchell
Assistant Regional Administrator
Renewal Assistance Office
Department of Housing and Urban Development
450 Golden Gate Avenue - Box 36003
San Francisco, California

Dear Mr. Mitchell:

In accordance with Section 105(c)(2) of the Housing Act of 1949, as amended, this letter transmits Status of the Program of the San Francisco Redevelopment Agency for Rehousing Residents of the Western Addition Area A-2, dated August 10, 1967. The report is concerned primarily but not exclusively with Western Addition Area A-2 (Calif. R-54). It is at minimum a statement of assurance from the Members of the San Francisco Redevelopment Agency on the adequacy of relocation resources for the renewal program of that project. Your acceptance of this report in compliance with the law and your policy is requested.

As you will readily recognize, this report is indeed unusual in the range of material provided, and it may well be the most comprehensive report of its kind ever submitted in Region VI in compliance with the requirements on relocation feasibility. There are nine sections to the report. The first eight treat the many features of our operations in which you have expressed interest; but it is Section 9 which addresses itself squarely to the demonstration of relocation feasibility for A-2 households which must be displaced and rehoused in suitable housing within their means. Yet even Section 9 deals not only with relocation feasibility for A-2 residents, but such needs of Yerba Buena Center and Hunters Point residents, plus other public displacements as well. This is proper since impacts on housing supply recognize no distinctions of source of demand for housing.

Here are some critical items taken from Section 9 dealing with all three projects:

1. Of 6,862 single persons to be rehoused, 5267 or 77 percent can be rehoused without new aids, Federal or local.
2. Of 3,488 families, 3,236 or 93 percent need no such help.

3. The 1,595 single persons and the 252 families who will need help in order to locate in suitable housing meeting acceptable standards occasion new aids, Federal or local.
4. The program for socially oriented housing sponsored by A-2 interests in A-2 for A-2 households, along with 42 percent of existing units scheduled for retention, plus scattered public housing will enable the majority of households of A-2 to continue to reside in A-2 if they so desire. In fact, adjustments in the volume of scheduled, socially oriented housing will enable the Agency to make changes as households express their preference. Whereas there is some sentiment for confining all A-2 residents in A-2, there is also sentiment to open up to A-2 residents housing on a nondiscriminative basis all over the City. Neither the proponents of either of these views, nor the Redevelopment Agency will make the critical decisions: each family will make its own, and the Agency is pledged to assist it in carrying out its choice. Most of the families currently relocated appear to choose to move away from the Western Addition area; whether this trend will continue when better choices are available in A-2 remains to be seen.

The important aspect of this entire feasibility analysis is that whereas the Agency has:

- (a) Made its pledges to give priority certificates to households in A-2 which require rehousing within or outside A-2 in order to free sites for socially oriented housing so that such households may remain or return to A-2;
- (b) Not included as resources the 438 units of moderate-priced housing to be built in Diamond Heights (of which 275 are now under construction) and the 300 to 500 housing-for-the-elderly units programmed for Yerba Buena Center;
- (c) Not included as resources the socially oriented housing scheduled for A-2, such as

2,000 units of moderate-priced housing, with about one-third subject to Housing Authority leasing

800 units of senior citizen housing, with various Federal subsidies

2,400 units of retained housing already existent in the area;
the Agency has not counted on any of this housing (other than some
five-bedroom units) to meet any of the A-2 needs!

This is an indication of the extreme conservatism of the report as well as a response to Federal requirements which regard the entire City's housing inventory as a resource area, even though the Agency is more restrictively pledged by its own policy to accommodate those A-2 families within A-2 if it turns out that this is their decision.

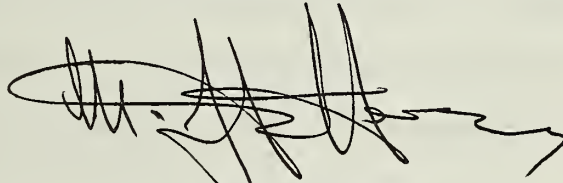
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In summary, whereas this Agency is well aware that your office recognizes the distinctions between relocation feasibility and relocation program, we have taken the liberty of emphasizing these distinctions in order that others reading the material and this transmittal letter may not confuse these as one and the same. Correspondingly, the Hunters Point relocation feasibility is in general evidence, but a more precise statement of both feasibility and program will be forthcoming at the stage appropriate for such submissions.

In order that the program to provide suitable rehousing may go forward in accordance with your regulations, we request your early approval of this report.

This transmittal is made to you with the full endorsement of and by direction of the Members of the San Francisco Redevelopment Agency at their meeting of August 15, 1967.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Justin Herman", with a large, sweeping flourish extending to the right.

M. Justin Herman
Executive Director

Enclosure

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525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA
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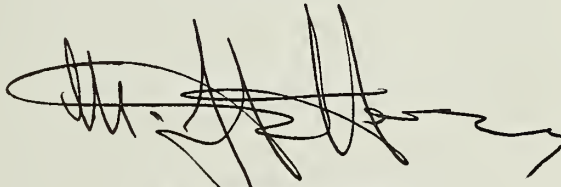
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Sincerely,

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M. Justin Herman
Executive Director

Enclosure

STATUS OF THE PROGRAM
of the
SAN FRANCISCO REDEVELOPMENT AGENCY
for
REHOUSING THE RESIDENTS
of
WESTERN ADDITION AREA A-2

August 10, 1967

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STATUS OF THE PROGRAM
of the
SAN FRANCISCO REDEVELOPMENT AGENCY
for
REHOUSING THE RESIDENTS
of
WESTERN ADDITION AREA A-2

August 10, 1967

1. Introduction

Pursuant to Section 105(c) of the Housing Act of 1949, as amended, the San Francisco Redevelopment Agency has completed a current survey of both Western Addition A-2 project area residents and the available housing resources in the community suitable in terms of unit size and rental charges to meet the needs identified.

This material is an updating of the statistical base upon which the Agency's relocation program was developed. Said relocation program was approved on January 20, 1964 by the Department of Housing and Urban Development as an element of the Part I Application for Loan and Grant Contract. The relocation program was approved by the San Francisco Redevelopment Agency on July 21, 1964 and was transmitted to the San Francisco Board of Supervisors as Appendix C to the Report on the Redevelopment Plan. The Board of Supervisors considered the relocation program as the basis for the relocation feasibility finding in Ordinance 273-64 (October 13, 1964) which adopted the Redevelopment Plan for Western Addition Area A-2.

This updating was undertaken as a result of a delay of 21 months between official approval and Federal funding of the Western Addition Area-2 Redevelopment Project. Federal funds were not available for project execution following the passage of Proposition 14 in November 1964 (which amended the

California Constitution by adding Article I, Section 26) and during the subsequent judicial review of that provision.

As the following report clearly demonstrates, the program of the Redevelopment Agency has as its single most important objective the proper rehousing in Area A-2 of those residents who desire to remain there. Although the Agency is confident that this goal can be accomplished, the updated study of housing needs and resources indicates that there are housing resources in San Francisco sufficient to accommodate all Western Addition Area A-2 residents likely to be relocated as a result of project activities.

The residents of Western Addition Area A-2 will have an effective housing choice by being able to reestablish either in the rebuilt Area A-2 or elsewhere in San Francisco.

2. Steps Taken to Insure the Participation of Western Addition Area A-2 Residents in the Rebuilding of their Community

Recognizing the importance of informing residents and community groups during each stage of planning, the Redevelopment Agency opened a site office in the heart of the A-2 area in the fall of 1962. The information program was carried forward in the following way:

a. Interviews

1,217 door-to-door visits were made by the A-2 staff during initial planning period. Office interviews averaged 5 a day from the time the site office was opened until the project went into execution. Currently, 60 to 80 home visits are being made daily and 10 to 15 residents call daily at the site office regarding relocation.

Prior to the execution phase of the program, the homemaking-teaching staff averaged 50 contacts monthly with residents, a majority of which were home visits, and currently they are reaching an average of 50 resident visits a week.

b. Spreading the word to A-2 residents

A series of informational brochures were distributed to residents throughout the planning period beginning in the fall of 1961. The purpose was to inform the residents regarding plans for redevelopment in the A-2 area, and the early brochures focused on urging residents to call or visit the site office for information. (See Appendix 2A for list of brochures, numbers distributed, and date of distribution)

c. Contacts with community groups

Since 1962 there has been continuous contact with community groups in the Western Addition, in order to keep these groups informed on plans for renewal of the area as well as to enlist their advice. These contacts included meetings with PTA groups, mothers' groups in parochial schools, churches, Western Addition District Council, Venture House, etc. From the time the Economic Opportunity Council established an office in the Western Addition, the A-2 staff made a special effort to secure their cooperation and is making some headway. (See Exhibit 2c-1).

Currently, plans are under way for meetings with some 28 neighborhood groups of the Western Addition Economic Opportunity Council. Plans are also being made for a number of meetings to be held in Western Addition A-2 churches during the fall.

The Advisory Committee on Community Services Subcommittee serving the A-2 area has been active during the past year. Ten meetings of the entire committee have been held; there have also been numerous meetings of subcommittees working on special projects. This group includes representatives of 26 public and private agencies serving the area as well as several Area A-2 residents. Their major activity this year has been to plan and co-sponsor a workshop on "What's Happening in Western Addition A-2?" for agencies serving the area. Over 160 persons participated in this workshop at the University of San Francisco in April 1967. An opportunity was given for informing representatives of Western Addition organizations about Area A-2.

In 1963-64 a series of informational meetings were held at the A-2 site office for key groups serving the area. These included the following:

Intergroup relations specialists in civil rights organizations

Public schools

Churches

Parochial schools

Department of Social Services

Department of Public Health

United Community Fund

Western Addition District Council Executive Committee

Western Addition District Council Urban Renewal Committee

Private case work agencies

Minority and community press

Recreational and youth leaders

Agencies serving the aging

A series of joint staff meetings have been held periodically with key health and welfare agencies serving the Western Addition Area A-2, in order to plan for rehousing of residents, with special focus on the provision of social services. These meetings brought together staffs of the following agencies with the Agency Community Services staff: Family Service Agency, Department of Social Services, Department of Public Health, Bay Area Urban League, International Institute, Catholic Social Service, Jewish Family Service Agency, YWCA, YMCA, Veterans Administration, Department of Social Security, Center for Special Problems, etc.

d. Rehabilitation meetings

A series of block meetings are being held to explain the Agency's rehabilitation program and to encourage the participation of property owners within Western Addition Area A-2. These rehabilitation meetings are in addition to the general purpose block meetings described in Section 2e below.

Announcements are mailed to all rehabilitation property owners within the block prior to each rehabilitation meeting. The mailed announcements are supplemented by telephone calls and a postcard follow-up two or three days before the meeting. (See Exhibits 2d-1 and 2d-2). Notices of each meeting are sent also to the local anti-poverty office.

At the block meeting brief oral presentations are made stressing the benefits of rehabilitation and explaining the free services which are available to property owners. At the same time prepared kits of informational materials are distributed and appointments are made for rehabilitation property inspections. To permit the staff to evaluate the effectiveness of the meetings, a questionnaire is also distributed. (Exhibit 2d-3 following).

Block meetings have already been held for two parts of Western Addition Area A-2. Other rehabilitation block meetings will be held in accordance with a phasing plan that has been coordinated with schedules for public improvements, occupant relocation, property disposition, and demolition. To date, these block meetings have been well-attended and well-received.

e. Block meetings

A series of eight block meetings are being held with Area A-2 property owners and residents to supplement personal contacts, the distribution of informational materials, and contacts established through neighborhood and community groups. Each meeting is publicized extensively in advance to property owners by a direct mailing and to occupants by the distribution of informational fliers on a door-to-door basis. (For areas and sample informational flier see Exhibits 2e-1 and 2e-2 attached.)

Each meeting commences with a brief description of the Redevelopment Agency's relocation, rehabilitation, and moderate-priced private housing programs. The program of the San Francisco Housing Authority for utilizing Section 23 leasing and scattered low-income housing for Area A-2 residents is explained. A detailed description of the Redevelopment Plan provisions for the blocks which are the subject of the block meeting is given and the staff responds to questions.

The block meetings have been well-received. Audience participation has been high, and it is anticipated that positive suggestions leading to improvements in the Agency's program will be generated by these meetings.

f. Encouragement of housing sponsors from Area A-2

Area A-2 organizations and A-2 affiliated organizations are being encouraged to participate in the rebuilding of the area by sponsoring socially-oriented housing (see Section 6 of this report for details.)

The Community Services staff has maintained continuous contacts with EOC staff as follows:

1. Consulted with staff on preparation of residents survey questionnaire and flyers for residents.
2. Attended Area Board meetings and numerous meetings at the district level.
3. The homemaking advisor arranged two sewing classes for residents of the area in response to a request from EOC.
4. The Community Services Supervisor served as block captain for one district in the Western Addition.
5. The staff secured \$100 worth of sports equipment for the Western Addition Youth Club in response to a request from EOC.
6. The staff enlisted assistance from EOC in recruitment of staff and accepted three persons formerly employed by EOC.
7. The former director of the Western Addition Area Board was invited to participate in Western Addition staff orientation. He explained the EOC program. On another occasion the legal assistance representative also participated in the staff orientation.
8. Two Western Addition Area staff members serve on the Agency's Advisory Subcommittee on Social Services.
9. Bernard Thompson, member of City-wide EOC, as well as the Western Addition Area Board, was a member of the Advisory Committee on Community Services and appointed to the newly established seven-member Relocation Appeals Board.
10. Relations with EOC since reorganization of that Agency in the spring of 1967 include the following:

10. Continued:

- (a) On March 6, 1967, the A-2 Project Manager and the Community Services Chief met with Reverend Henry Green, newly elected Chairman of the Western Addition Area Board, to explore ways of working together.
- (b) March 20, 1967, the Project Manager and the Community Services Chief met with new Chairman of Housing Committee, James Phillips. A second conference was scheduled for April 26, but Mr. Phillips cancelled and has not set another date. On May 2, 1967, the Project Manager conferred with Rip Ridley, EOC staff, and arranged for representatives of Rehabilitation Staff to meet with Mr. Ridley on May 9, 1967.
- (c) On May 8, 1967, the Project Manager conferred with a member of the Western Addition EOC Board and arrangements were made for him to meet with the Board on June 6, 1967 to discuss plans for the development of Western Addition Area A-2.
- (d) In addition, the EOC was asked to join the Agency in supporting the development of the scattered public housing on 17 sites in Western Addition Area A-2.

EXHIBIT 2c-1

SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION SITE OFFICE
1675 EDDY STREET • SAN FRANCISCO, CALIFORNIA 94115



JOHN F. SHELLEY, Mayor

WALTER F. KAPLAN, Chairman

VICTOR K. ATKINS, Vice Chairman

LAWRENCE R. PALACIOS

FRANCIS J. SOLVIN

DR. C. JOSEPH WELLINGTON

922-5050

As you may already know, Urban Renewal activities within the Western Addition A-2 Project Area have begun. Plans are now being made for active participation involving property owners.

The area in which your property is located contains many buildings which may remain but will need rehabilitation. In order to answer some of the questions you may have, we would like to meet with you and other property owners within your block.

In like with these plans we are scheduling a meeting of the property owners of your area for:

Western Addition Site Office, 1675 Eddy Street
Telephone: 922-5050

WE PLAN TO DISCUSS

- . Why certain properties should be rehabilitated
- . What kinds of work must be done for property rehabilitation
- . How and when this work will be done
- . How rehabilitation can be paid for
- . Services available from the Agency to assist you
- . Answers to your questions about rehabilitation

These meetings are for YOU. Please make every effort to attend.

Sincerely,

Harriman Thatcher
Project Manager A-2

REMINDER

Don't forget the meeting for property owners
of your area, to be held at the A-2 Project
Office - 1675 Eddy Street on
Thursday evening, June 1st at 7:30 p.m.

We look forward to meeting with you and your
neighbors.

SAN FRANCISCO REDEVELOPMENT AGENCY - WESTERN ADDITION
Telephone - 922-5050

SAN FRANCISCO REDEVELOPMENT AGENCY
Western Addition Project Area A-2

PROPERTY OWNERS MEETING

EVALUATION

The purposes of these property owners' meetings are

- . to provide information about the rehabilitation program in the Western Addition Area A-2 Project
- . to explain the aids and services available from the Agency to assist you in the rehabilitation of your property
- . to answer questions which you have about the rehabilitation program and how it affects you

1. How helpful was the meeting?
very _____ average _____ little _____
SUGGESTIONS:

2. Will the information presented be useful to you?
yes _____ no _____ maybe _____
SUGGESTIONS:

3. How effective were the verbal presentations?
good _____ adequate _____ poor _____
SUGGESTIONS:

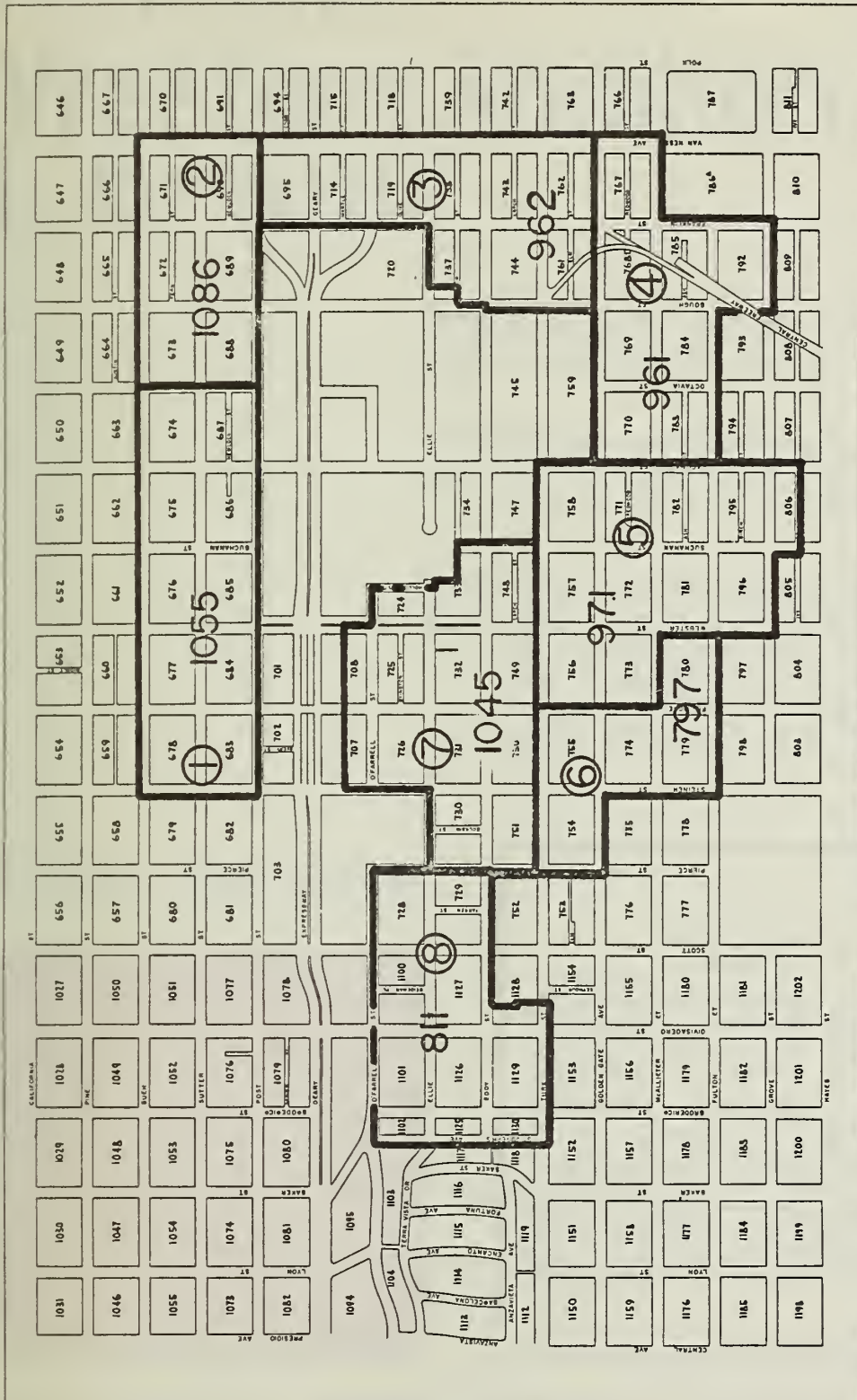
4. How effective were the graphic displays?
good _____ adequate _____ poor _____
SUGGESTIONS:

5. What areas of information should be covered more thoroughly?
SUGGESTIONS:

6. How can future meetings be improved?
SUGGESTIONS:

7. How might rehabilitation services be improved?
SUGGESTIONS:

The A-2 Project Administration and
Rehabilitation Staff wish to thank
you for your attendance, participation,
and comments.



LEGEND ——— PROJECT BOUNDARY

WESTERN ADDITION AREA TWO

Areas Designated in Block Meetings

The uncircled numbers represent the number of Residential Units in each Section

SAN FRANCISCO REDEVELOPMENT AGENCY · 525 GOLDEN GATE AVENUE · SAN FRANCISCO 2 · CALIFORNIA

APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS
DATE	DATE	DATE	DATE
APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS	APPROVED BY THE BOARD OF SUPERVISORS

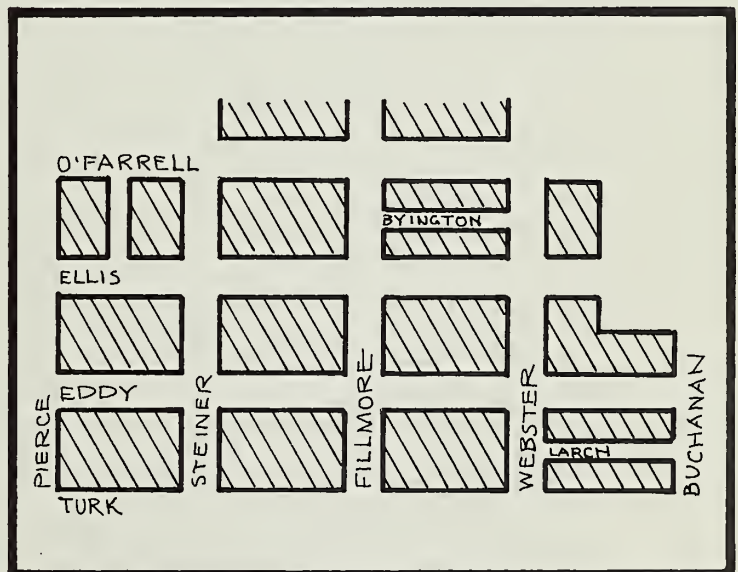
March 12, 1964

Residents: Western Addition Area 2 is for YOU!

- ☐ 2,445 units of rehabilitated housing in buildings to remain.
- ☐ 200 units of new low-cost scattered public housing with rents starting at \$41 for two or more bedrooms.
- ☐ 2,000 units of new moderate-priced private housing with rents between \$86 (studio) and \$157 (four bedrooms), many of which are to be rented for low-cost housing with rents starting at \$55 (studio) to \$95 (four bedrooms).

If you live here:

**BIG
BLOCK
MEETING**
Aug. 9, 8pm
1675 Eddy St



San Francisco Redevelopment Agency July 1967

3. Actions Taken to Involve Business in the Rebuilding of Western Addition Area A-2

a. Surveys and interviews

Shortly after adoption of the Redevelopment Plan, a detailed field survey of each business in Western Addition Area A-2 was made prior to acquisition. In addition to surveys and informal contacts with business, each business establishment is visited and interviewed by a field representative of the business relocation staff at the time of property acquisition.

In addition the Agency has had an extensive distribution of information releases by mail and through personal visitation to all businesses regardless of whether property acquisition is involved or not, in order to keep the business community well informed of the program.

Relocation staff visits are followed with contacts by a representative of the business development staff. The business development staff, moreover, is engaged actively in getting acquainted with the owners and managers of all businesses in the area by means of informal calls independent of normal business relocation contacts. Information gleaned from the interviews is recorded for purposes of proceeding with the most meaningful relocation in the best interests of the businesses.

b. Fillmore Center

In addition to a survey of several hundred businessmen in the Fillmore Center, 100 have been interviewed personally by a staff member whose principal responsibility is to facilitate reestablishment and business development within the Center. Also, meetings are held periodically with merchants who are members of the Fillmore Development Corporation and the Fillmore Merchants' Association, the only organized merchant groups in the Western Addition.

A preliminary schematic plan has been presented to these representatives and this, together with a recently completed phasing program will be submitted individually to each of the merchants who has expressed an interest in relocating within the Center.

The Agency has encouraged the merchants in the area (the majority being Caucasian) to look upon the business redevelopment as a multiracial undertaking. We have been successful in enlisting the interest of Dr. Carlton Goodlett, publisher of the Sun Reporter, associated with the Beneficial Development-San Francisco, Inc., to assume a leadership role in establishment of a development corporation concerned with a broad program of serving large and small businesses of Area A-2, including parking and housing. The group is working very harmoniously.

Contacts with the Small Business Administration have been established for these and other businessmen who will be assisted in applying for Small Business Administration loans.

c. Nihonmachi

The Agency's principal relationship with business owners and occupants in the Nihonmachi area (Japanese Town: Post, Bush, Laguna, Webster Streets) is through and with the Nihonmachi Development Corporation, established with the help of the Redevelopment Agency. As a result of personal contact and mail to every one of the 38 owners and 31 tenants in commercial properties in the Nihonmachi, the membership in the Corporation included two-thirds of the owners of the commercial properties and better than 50 percent of the tenants. Representatives of the Agency attend and provide assistance at the meetings of the stockholders and Executive Board of the Corporation.

In addition, the Agency meets every other week with the principal members of the Executive Committee. Constant communication is maintained with the Corporation's coordinator.

Preference systems established by the Agency and the Nihonmachi Development Corporation benefit the existing owners and tenants whether or not they have membership in the Nihonmachi Development Corporation. As a result, it is expected that all the owners of commercial properties as well as a substantial number of the tenants will be relocated within the Nihonmachi. A Japanese-speaking staff member of the Agency is available to reach owners and tenants who do not speak English.

d. McAllister Mart

The Agency has reserved an area in Western Addition Area A-2 for the relocation of the 38 secondhand, used furniture and antique dealers on McAllister Street. This site, known as the McAllister Mart, is close to most of the existing businesses.

At the request of the merchants, contact has been with a committee representing them. Meetings have been held, a preliminary schematic design presented, and the schematic is being discussed with the committee. The committee itself at its request is interviewing the merchants. Upon acceptance of the schematic by the committee, the Agency staff will commence meetings and consultations with individual merchants and its representative organization, which is a subcommittee of the Fillmore Merchants Association.

e. Auto repair and accessories

Of the 62 automotive repair and accessory stores in Western Addition Area A-2, 35 are in locations where acquisition has either been accomplished or is being negotiated. Each one of these 35 businessmen has been interviewed personally by a staff member whose specific responsibility is their relocation. The Agency, through group meetings and constant individual consultation, is engaged in finding new locations outside the area, preferably in auto repair centers. Through this continual contact, each businessman is provided with information and advice and is brought together with industrial realtors and owners (as to sites) and to the Small Business Administration (as to financial assistance). This intensive program of survey, interviews, meetings, and continual consultation will be carried through for the entire 62 businesses.

4. Establishing Priorities for Property Owners, Businesses and Residents

The California Community Redevelopment Law requires the adoption of business preference rules governing the reentry of business into a redevelopment area. The San Francisco Redevelopment Agency has gone well beyond the basic statutory requirement by establishing priorities and extending preferences to all property owners, businessmen, residents, and institutions in Western Addition Area A-2.

Specifically, the priority and preference program is being carried out as follows:

- a. Redevelopment Agency Resolution No. 103-67 (See Exhibits 4-1, 4-2 and 4-3) declared that every owner or occupant of real property in the Western Addition Redevelopment Project Area A-2 between October 14, 1967 and July 25, 1967 is eligible for preferential consideration.
- b. Upon request every eligible owner or occupant will be issued a certificate entitling him to preferential consideration in the purchase, lease, or occupancy of new or rehabilitated structures in Area A-2. Certificates will be valid for one year and may be renewed annually up to a maximum of five years.
- c. Depending upon the nature of the interest expressed, certificate holders will be notified of the availability of apartments, commercial space, and cleared or rehabilitated properties for sale or lease.
- d. Disposition agreements will require developers to give preferential consideration to certificate holders who otherwise meet the requirements for occupancy of the development.

- e. A number of residential, commercial, and institutional parcels are to be set aside for exclusive marketing to certificate holders.
- f. On all other cleared residential, commercial, and institutional properties to be made available within the area, holders of preference certificates will be granted priority consideration.

The Redevelopment Agency's priority, preference, and certificate program has been well received in the community. On July 28, 1967 the San Francisco Chronicle published an editorial commending the Agency for adopting this program (See Exhibit 4-4).

RESOLUTION NO. 103-67
(Adopted July 25, 1967)

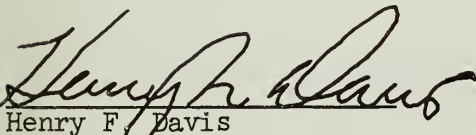
ADOPTING PROPERTY OWNER AND OCCUPANT PREFERENCE
POLICY FOR REESTABLISHMENT IN THE WESTERN ADDITION
REDEVELOPMENT PROJECT AREA A-2

RESOLVED, that it is the policy of the San Francisco Redevelopment Agency to extend to owners and occupants of properties in the Western Addition Area A-2, a reasonable preference to reestablish in the area, in accordance with the attached statement; and, be it further

RESOLVED, that Rules Governing Business Preferences adopted by Resolution No. 136-63, dated October 22, 1963, are incorporated herein and extended hereby; and, be it further

RESOLVED, that the Executive Director be and is hereby directed to implement this policy.

Approved as to form:


Henry F. Davis
Agency General Counsel

STATEMENT OF POLICY CONCERNING
PROPERTY OWNER AND OCCUPANCY PREFERENCE
FOR REESTABLISHMENT IN THE WESTERN ADDITION
REDEVELOPMENT PROJECT AREA A-2

The San Francisco Redevelopment Agency recognizes the equity of renewing the Western Addition Project Area A-2 in such a way as to encourage residents, property owners, and businessmen in the area prior to July 25, 1967 who are interested in reestablishing themselves or, where feasible, in expanding their interests in the redeveloped area.

Nonprofit entities which in the judgment of the Agency are representative of such residents or owners shall be afforded similar status and are hereafter included in the term "owner or occupant" as used in this statement.

The Redevelopment Agency agrees that every A-2 owner or occupant will be afforded preferential consideration in the purchase of project land for the purpose of private development, or the rental of improved space within the new and rehabilitated structures on such land.

The preferential consideration described herein shall be subject to such elements as:

1. Resolution of conflicting preferential interests of A-2 owners or occupants;
2. Economic parcelization;
3. Financial feasibility and reasonable timing of building and tenancy;
4. Property owners' basic right to select their own tenants, subject to presale commitments to the Agency, the Housing Authority, or the Federal Housing Administration.
5. Avoidance of exploitation by buyers who associate themselves with former A-2 owners and occupants for the apparent purpose of creating a technical priority;
6. Demands for large properties from A-2 owners or occupants who formerly held minor holdings or conducted minor operations.

Such factors must be balanced with the requirements of the Plan and those opportunities for development which will maximize the possibilities for new housing for A-2 residents at low and moderate rentals, provide convenient commercial developments and such community facilities as are required for the entire Project Area.

San Francisco Redevelopment Agency
July 24, 1967

PROCEDURES FOR PROPERTY OWNER AND OCCUPANT
PREFERENCE FOR REESTABLISHMENT IN THE WESTERN
ADDITION REDEVELOPMENT PROJECT AREA A-2

I. ELIGIBILITY FOR PREFERENCE CONSIDERATION

Pursuant to Agency Resolution No. 103-67, every owner or occupant of real property in the Western Addition Redevelopment Project Area A-2 between October 14, 1964 and July 25, 1967 will be eligible for a preference for reestablishment in the Project Area. Eligibility may be established at any time.

Owners or occupants who are not obliged to move and are continuing to occupy structures which remain in the area do not have priority over owners or occupants obliged to move as a direct result of the operation of the program.

II. CERTIFICATE OF REESTABLISHMENT PREFERENCE

Every eligible owner or occupant who makes request of the Agency will be issued a certificate indicating that such person was a property owner or occupant of Area A-2 prior to the date of the adoption of Agency Resolution No. 103-67 and is therefore entitled to preferential consideration in the sale of A-2 property or the lease or occupancy of new or rehabilitated structures in the A-2 area. Certificates are non-assignable and non-transferable.

Mailing Lists

The Agency will maintain lists of certificate holders based on categories in which an interest has been expressed and will notify such certificate holders of the availability of apartments and commercial space for rent or lease, or in the case of cooperative housing for sale, and of cleared and rehabilitated properties for sale.

Disposition agreements will require developers to give preferential consideration to certificate holders who otherwise meet the requirements for occupancy of the development. Where lessors are not under disposition agreements, the Agency will actively encourage preferential consideration for certificate holders.

Term of Certificate

A certificate is valid for one year from date of issuance.

In order to be valid a certificate must be renewed at the Western Addition A-2 site office in the 12th month of each year for additional one-year periods up to a maximum of five years including the first year.

A certificate may be used only once for one reestablishment.

III. PURCHASE OF PROPERTY

A. Exclusive Preferential Offerings

1. In the marketing of properties for development or rehabilitation, certain parcels shall first be offered exclusively to persons, businesses, or institutions who demonstrate their eligibility to

exercise a preference. These preferential offerings shall be limited to residential parcels of 9,000 square feet or less, commercial parcels of 11,000 square feet or less, and institutional parcels of 11,000 square feet or less.

2. When a disposition parcel or group of parcels in this category is ready for marketing, the Agency, in order to insure adequate notice to all those who may be eligible to exercise a valid preference, will advertise the offering in accordance with law, restricting the offer for a specified period of time exclusively to valid preference holders.
3. Notices of offerings will:
 - (a) Identify the property;
 - (b) State the minimum acceptable development;
 - (c) State the method of sale;
 - (d) Require ultimate use of the services of a licensed architect;
 - (e) State generally the maximum acceptable time for start and completion of development;
 - (f) Require evidence of financial ability and responsibility;
 - (g) Require proof of eligibility for preferential consideration if not already submitted.
(See I. Eligibility For Preference Consideration)
4. Evaluation of the proposals submitted will be made exclusively by the Agency on the following criteria:
 - (a) Compliance with the terms of the offering;
 - (b) Where two or more proposals by preference holders meet the terms of the offering, selection will be made by drawing lots, with reasonable advance notice to all interested parties.

B. Non-Exclusive Preferential Offerings

1. Residential re-use parcels of over 9,000 square feet, commercial re-use parcels of over 11,000 square feet, institutional re-use parcels of over 11,000 square feet, and unawarded exclusive preference parcels shall be made available to the general public.
2. Proposals submitted will be evaluated exclusively by the Agency on conformity of the proposed development with that stated in the offering.
3. When all other Agency-evaluated criteria are approximately equal, holders of valid preferences shall be granted priority consideration. As between preference holders, where all other factors are approximately equal, selection will be made by drawing lots, with reasonable advance notice to all interested parties.

Charles de Young Thieriot, Editor and Publisher
George T. Cameron, Publisher 1925 to 1955
Founded 1865 by Charles and M. H. de Young

Friday, July 28, 1967

Editorials

Unique Offer in Area 2 Renewal

IN ITS EFFORTS to serve the needs and meet the desires of householders, businesses and property owners of the area, the San Francisco Redevelopment Agency has brought forward a unique plan to give them preferential treatment in Western Addition Area 2 when it is redeveloped.

Present renters and owners of property in the area would receive certificates of priority, valid for five years, entitling them to first priority in buying or renting space if they wish to relocate in the redeveloped Area 2.

This plan, never before utilized in any similar project, is well designed to remove complaints that redevelopment would profit "outsiders" while imposing hardship upon existing owners and occupants and excluding them from the benefits of the Federally-assisted upgrading of the area.

M. JUSTIN HERMAN, executive director of the agency, cites the plan as one more element in the "soft" policy under which it is proceeding. It is the aim of the Agency, he says, to make this the most "socially oriented" redevelopment project in the nation. Toward that end, it has marked 42 per cent of all existing structures for retention or rehabilitation, has designed 70 per cent of the new housing to sell or rent within the means of residents who desire to remain in the area, has designed and sited the first of the city's scattered public housing units for large families, and is diligently searching out suitable housing, both within and out of the area, for low-income families who must be relocated.

Despite such extensive and extraordinary efforts, the agency remains under attack from leaders of the Western Addition Community Organization (WACO) who are urging families to resist relocation and advising owners not to sell to the agency, until it has negotiated with WACO — a demand which the agency declines to meet.

THROUGHOUT THESE LONG and sometime

5. City-wide Efforts To Gain Acceptance of the Relocation Program

a. Advisory Committee on Community Services

The Advisory Committee on Community Services, established in 1963, has become increasingly active during the past year. The Committee, which brings together 54 representatives of health, welfare, education, housing, intergroup relations, and churches serves as a sounding board for the community. It is primarily concerned with rehousing of residents from urban renewal areas and advises staff, evaluates programs and resources, and makes appropriate recommendations to the Redevelopment Agency.

This Committee met four times during the past year and, in addition to advising staff on rehousing of residents, it devoted considerable time to development of procedures for the Relocation Appeals Board.

The Relocation Appeals Board, established in March 1967 by the Advisory Committee in response to a request from the Board of Supervisors, has held a number of orientation sessions in order to become knowledgeable about the program of the Redevelopment Agency. The seven-member Board is composed of citizens broadly representative of the community who are highly respected city-wide. The orientation sessions have provided an opportunity to study the relocation program in depth. To date, no complaints about relocation have been received.

Much of the work of the Advisory Committee is carried on through active subcommittees, one of which is Housing. This Committee includes fourteen persons representing real estate, public housing, social work, the Office of the Mayor, civil rights, and SPUR. The Committee has

met four times during the past year to hear relocation progress reports, assist with procedures for the Relocation Appeals Board, assist with the establishment of the Finders' Fee Program, review legislative needs, and make appropriate recommendations.

Another subcommittee of the Advisory Committee on Community Services is the Committee of Health and Welfare Agencies Serving South of Market. This Committee is made up of some 26 public and private agencies as well as representatives from the South of Market community. It was through this committee that New Start Center was activated.

b. Other Activities

Further city-wide efforts to gain acceptance of the relocation plans include Community Services staff participation in Bay Area Clearing House, Western Addition District Council, San Francisco Development Fund Advisory Committee, League of Women Voters, Housing Committee of SPUR, and Forum on the Aging, as well as numerous speaking engagements for various groups. The Community Services staff has also worked closely with the central office of the Economic Opportunity Council and with the Area Boards. (Exhibit 5b-1).

The Agency has conducted tours of project areas for key community groups, including presidents of 12 major women's organizations, League of Women Voters, San Francisco Planning and Urban Renewal Association, Council for Civic Unity, Convent of the Sacred Heart senior students, San Francisco State College students and seminar groups from University of California, San Francisco State College and University of San Francisco.

Summary of Contacts with Health, Welfare, Housing and Intergroup Relations
Agencies, Educational Institutions, Professional and Community Groups
July 1, 1962 to November 1, 1966

Since July 1, 1962 the Community Services staff of the San Francisco Redevelopment Agency has been in continuous contact with health, welfare, housing and intergroup relations agencies, educational institutions, professional and community groups in order to enlist their expert advice and assistance in planning for rehousing of residents from urban renewal areas. This has been done through individual conferences, joint staff meetings, speakers, a series of informational meetings held at the Western Addition A-2 site office (1963) and the establishment of a Community Services Advisory Committee (1964).

Now that relocation is actually underway in two projects, Western Addition A-2 and Yerba Buena Center, and that the Agency staff has expanded, it is important for the community and new members of the Agency staff to know the extent of the advance planning. It is significant that some of the resources available today to ease the hardships of rehousing for the residents are the direct result of joint community planning.

+ + + + +

SUMMARY OF CONTACTS:

I. San Francisco Unified School District

The Redevelopment Agency has had continuous contact with the San Francisco Unified School District.

- (a) Dr. Harold Spears, Superintendent of Schools. The Agency Executive Director has maintained a close working relationship with Dr. Spears. Dr. Spears served on the Advisory Committee on Community Services and is now represented by Dr. William Cobb, Assistant Superintendent, Human Relations.

San Francisco Unified School District and Agency co-sponsored pilot program in Homemaking-Teaching.

- (b) John L. Roberts, Coordinator of Child Welfare.
(New Coordinator is Martin Dean)
Conferences were held with Dr. Roberts in 1964 and at his invitation Community Services Chief and Community Relations Advisor participated in two staff meetings on urban renewal. These departments were: Counseling and Guidance; Bureau of Attendance.

- (c) Theresa Mahler, Director, Child Care Centers
- (d) Dalton Howatt, Coordinator of Adult Education
- (e) Mrs. Hilda Penn, Director Volunteer Bureau
(Community Services Chief formerly served on Board)
Note: New Director, Mrs. Helen Nemschoff, has been
contacted and is eager to work with Agency staff.
- (f) Mrs. Alice Henry, Supervisor, Child Guidance Service
- (g) George Canrinus, Coordinator, Recreation Division
- (h) Isadore Pivinick, Supervisor, Compensatory Education
(Continuous contacts since 1962)
- (i) Dr. James Dierke, Assistant Supervisor, Junior High Schools
(He has expressed interest in introducing urban renewal into curriculum)
- (j) Miss Kathleen McGillicuddy, Supervisor, Home Economics

Continuous contact since 1962. Miss McGillicuddy first served
as a consultant to the Homemaking-Teaching program and later
as chairman of the Advisory Committee on Community Services
Subcommittee of Homemaking-Teaching.
- (k) Contacts have been continuous with principals of public schools
and parochial schools in the Mission area, Western Addition,
Hunters Point and South of Market.

II. Department of Social Services

Continuous contact at all levels.

- (a) Community Services staff has participated in four orientation
sessions on urban renewal.
- (b) Seven members of the Department serve on the Community Services
Advisory Committee and its subcommittees.
- (c) Department Supervisors met with Western Addition A-2 staff at
site office in 1963.
- (d) Workers serving the A-2 area met with site office staff in 1964.
- (e) Department of Social Services is co-sponsoring the New Start
Center along with Department of Public Health and the
Redevelopment Agency.

III. Department of Public Health

1. Continuous contact at top level.

- (a) Department of Public Health co-sponsor New Start Center along with Department of Social Services and the Redevelopment Agency.
- (b) Continuous contact with Health Officers at Westside and Northeast Health Centers.
- (c) Joint staff meeting with Community Services staff and Health Officers in 1965.
- (d) Westside Health Center staff played an important role in the initial planning for the Homemaking-Teaching program.
- (e) Health Officers serve on Advisory subcommittees in Western Addition and South of Market.
- (f) Joint staff meetings of Westside Health Center and Western Addition A-2 staff in 1963 and 1964.

2. Community Mental Health Services.

Dr. Stubblebine, Chief, Mental Health Services, is active member of Community Services Advisory Committee and has worked closely with Agency staff on plans for New Start Center. Dr. Lawrence Lurie, Chief Consultation Services, serves on Advisory Committees in both South of Market and Western Addition. In 1964 and 1965 while an Advanced Fellow at Langley Porter Community Health Training Center, he was assigned to Western Addition and worked closely with A-2 staff.

- 3. As far back as 1963 the Redevelopment Agency arranged with Dr. Benjamin Gross to provide psychiatric consultation to staff on problems involved with rehousing of residents. He assigned a consultant who met with staff several times but due to the delays resulting from Proposition 13 the service was not utilized at that time.
- 4. Northern California Regional Office, Bureau of Social Work, Community Services Division.
Conferences have been held with Edgar Pye, Community Organization specialist and with Lexie Cotton, Supervisor District Office,
- 5. Langley Porter Community Mental Health Training Center.
Conferences were held with staff on relocation planning and in 1965 Community Services staff participated in two staff meetings at Langley Porter on urban renewal.

Community Mental Health Training Center staff participated in planning for New Start Workshop at University of San Francisco in 1966.

6. Mt. Zion Psychiatric Clinic

Conferences with Dr. Goldman and early in 1965 arrangements were made for placement of resident psychiatrist who continues to work with Western Addition A-2 staff several hours a week.

IV. Veterans Administration Regional Office

Conferences with social work staff and in 1963 Community Services staff participated in staff meeting on urban renewal.

Social work supervisor serves on South of Market Advisory Committee.

V. Vocational Division, Department of Rehabilitation

Conferences have been held with District Administrator and Department is represented on South of Market Advisory Committee.

VI. Economic Opportunity Council

The Executive Director of the Redevelopment Agency was a member of the first EOC and Agency staff was represented on subcommittees that prepared some of the first proposals for funds.

As Target Areas were established and staffed, Agency staff attended meetings in the Western Addition, Mission, and later Central City areas. Contacts with Western Addition and Central City have been documented in detail and these reports are available to staff upon request.

The Community Relations Advisor was elected to the Board of the Central City Citizens Council, the organization that concentrated on having the Central City area become a fifth target area. Agency staff attends the meetings of the Central City Interim Board and continues to serve on the Central City Citizens Council which is now incorporated as a non-profit organization. During the summer of 1966, the Agency made the Yerba Buena Center site office available to the Central City Citizens Council for Saturday meetings. The Central City Interim Board is represented on the South of Market Advisory Committee.

Representatives of the Central City Interim Board assisted in the planning of the New Start Center Workshop and three members of the Board participated on the program.

- VII. The Agency has worked closely with the Social Planning Council of the United Community Fund (now the Bay Area Crusade). The Chief of the Community Services Division was a member of the Social Planning Council and Community Services staff have served on various committees.

In addition to many individual conferences, the Social Planning staff was invited to meet with the Community Services staff at the Western Addition A-2 site office to discuss plans for rehousing of residents (1964).

The current Director of the San Francisco Planning Council is a member of the Advisory Committee and one of its subcommittees and one of his consultants serves on the subcommittee in the Western Addition.

In 1963, the Community Services staff met with the Director of Social Planning and his staff to discuss the role of District Councils in relation to rehousing of residents of urban renewal areas. The Agency staff urged that the District Councils assist in preparing neighborhoods to welcome newcomers regardless of race, creed or color. It was agreed that the Councils could be effective in working through member agencies on new programs or adjusting existing programs to serve the needs arising from population shifts.

In December 1963, the Agency Director communicated with the Chairman of the Family and Childrens Council of the United Community Fund requesting them to explore the possibility of securing special funds to provide professional staff for special services in relation to relocation. The Agency suggested that urban renewal offered the community a challenging opportunity to reach low-income families not previously known to social agencies and at the same time to study the impact of relocation upon the lives of families and individuals. Later the Family Service Agency volunteered to sponsor such a program but it did not materialize due to lack of funds.

VIII. Representation on District Councils

Agency Community Services staff played an active role in the District Councils and particularly in the Western Addition. This Council had an active subcommittee on housing which worked closely with the Agency. Staff was also represented on the Hunters Point and Mission Councils.

IX. Department of Social Security
Claude Dawson, District Manager

Conferences were held with Mrs. Mercia Kahn, former District Manager (now Regional Director) and with Claude Dawson, current Director and former field representative. These resulted in following plans:

Community Services Chief was invited to address entire staff in August 1965. Department Manager offered full cooperation and assistance with orientation of Agency staff. It would be possible, they agreed, to arrange for the field representative to keep in close communication with A-2 site office staff and there was a strong possibility that a staff member could be stationed at the site office at regular intervals to answer questions on social security, disability, etc.

Claude Dawson was delegated as the contact person for A-2.

Note: Mr. Dawson, now District Manager, is eager to give full cooperation.

X. California Employment Service

There has been continuous contact with this Agency beginning with a top level meeting with the Agency Executive Director and Director of the Employment Service.

In 1963, managers of the local offices participated in a joint staff meeting at the Western Addition A-2 site office. Represented were managers of the following: Professional and Commercial Employment Service, Industrial and Service Employment Office, Youth and Student Office.

In the past year as district offices have opened Agency staff has continued to work closely with District Managers and staffs. Four members of the Employment Service staff serve on Agency Advisory Committees.

XI. Police Department, Community Relations Unit

Continued contact with the Commanding Officer who also serves on the Advisory Committee. Members of his staff serve on the South of Market Advisory Committee.

XII. Housing Authority of the City of San Francisco

There has been continuous contact with the Housing Authority and Community Services staff works closely with the Consultant on Human Relations and Social Services. The Director and consultant serve on the Advisory Committee.

XIII. Intergroup Relations

National Association for Advancement of Colored People.

Continuous contact by Agency staff. Vice President and Housing Chairman serve on the Agency Advisory Committee. Community Services staff has met with housing committee.

American Friends Service Committee.

Continuous contact since 1962. This Agency is represented on the Advisory subcommittee on housing.

Bay Area Urban League.

Urban League staff has met with Agency staff at A-2 site office to discuss relocation plans. Urban League Executive Director serves on Advisory Committee as well as on the steering committee and the subcommittee serving the Western Addition A-2 staff.

Japanese American Citizens League.

This organization is represented on the Advisory Committee.

Council for Civic Unity.

Several Agency staff members are active in the Council. Agency staff was represented at Summit Conference on Fair Housing sponsored by the Council in October 1966. Director serves on Advisory subcommittee on housing.

Community Services Organization.

This group is represented on the Advisory Committee.

American Jewish Congress.

This organization is represented on the Advisory Committee. Agency staff works with Executive Secretary.

Conference on Religion and Race.

Community Services staff works with Executive Secretary.

American Jewish Committee.

Staff works with Executive Secretary.

Human Rights Commission.

Director and Housing Specialist serve on Advisory Committee and Housing Specialist also serves on subcommittee on housing.

This organization has been designated by the Mayor as the official committee on housing problems of minority groups.

Filipino Business and Professional Association.

Represented on Advisory Committee.

Catholic Interracial Council.

Community Relations Advisor has worked closely with this group and particularly with its housing committee.

Civil Liberties Union.

Conference with Executive Director on establishment of Appeals Board procedures.

Social Justice Commission of the Archdiocese.

Conferences have been held with Chairman and Executive Director. Agency Executive Director has addressed the group on urban renewal. Chairman serves on Advisory Committee.

Bay Area Clearing House.

Agency is a member and staff attends monthly meetings. This group brings together representatives from agencies concerned with intergroup relations and is sponsored by Conference on Religion and Race.

Chinese Community.

Represented on Advisory Committee.

Council of American Indians.

Community Services staff has held conferences with this group.

Jewish Federation.

Two representatives of the Federation serve on the Advisory Committee.

National Association of Intergroup Relations Officials.

Staff attends annual conferences. Local chapter has had programs on urban renewal. Community Relations coordinator is a past vice president and national board member; past chairman of local chapter.

National Committee Against Discrimination in Housing.

Agency subscribes to publication, "Trends".

Staff attends annual conferences.

Department of Housing and Urban Development (Regional Office).

Agency staff has contact with intergroup relations consultant.

Federal Housing Administration.

Staff has had conferences with intergroup relations consultant.

XIV. Churches

It is not possible to list all of the individual churches that have been contacted by Agency staff but central office has continuous contact with the Council of Churches Director and Social Service staff.

The Redevelopment Agency was instrumental in securing a \$50,000 Ford Foundation Grant for the Council of Churches for a special program for the elderly in Western Addition A-2 (1964-1965). The Council of Churches staff was housed in the A-2 site office for part of the period when the project was in operation. The Director is a member of the Advisory Committee.

The following groups are represented on the Advisory Committee:

St Mark's Lutheran Church, Community Baptist Church, Baptist Minister's Union.

All of the churches (Protestant and Catholic) in the Western Addition A-2 area have been contacted as well as those in the Mission and South of Market areas. In many instances there have been continuous contacts. There has been continuous contact with the Unitarian Church and staff has participated in programs on urban renewal.

XV. Joint Staff Meetings

Joint Staff Meetings were held with the following agencies at their respective headquarters:

- Family Service Agency (the first was held in 1963 and there have been several since that time).
- Catholic Social Service (two meetings in 1964 and 1965)
- Department of Social Services
- Bay Area Urban League
- United Community Fund Social Planning Staff
- Westside Health Center
- Department of Public Health
- Planned Parenthood
- American Friends Service Committee
- American Red Cross, Golden Gate Chapter
- Camp Fire Girls, Inc.
- San Francisco Homemaker Service
- International Institute
- Volunteer Bureau
- Travelers Aid Society

XVI. Elderly Citizens

The Redevelopment Agency has had continuous contact with agencies serving the elderly. The Agency Director and the Chief of Community Services have been active members of the city-wide Council on the Aging. Conferences, and in many instances a number of conferences, have been held with the following:

- Council of Churches Program for the Elderly
- Catholic Committee for the Aging
- Jewish Home for the Aging
- San Francisco Senior Citizen Center
- Department of Social Services
- HEW Regional Office
- Jewish Family Service Agency
- Family Service Agency

Note: Early in 1965 representatives of the above groups were invited to meet at A-2 site office with a representative of a Foundation who was considering rehabilitating hotels for the elderly.

XVII. Informational Meetings

Early in 1963 a series of informational meetings were held at the A-2 site office where key agencies and groups were invited to meet with staff informally to share information and discuss plans for rehousing of residents.

Meetings were held with the following groups:

- Department of Social Services supervisory staff
- Department of Social Services Aid to Needy Children
- Minority Press
- Family Service Agencies (Catholic, Jewish and non-denominational)
- California Employment Service
- Westside Health Center
- Western Addition District Council officers
- Visiting Nurse Association
- Protestant churches serving in the area
- Principals of schools serving in the area
- Adult Education
- Parochial Schools and pastors of churches serving A-2 area
- Intergroup Agencies
- United Community Fund professional staff
- Agencies Serving the Elderly
- Youth Agencies
- Housing Authority
- Fillmore Merchants

XVIII. Professional Groups

The Community Services staff contacted the Golden Gate Chapter of the National Association of Social Workers as far back as July 1962 to enlist their assistance. As a result of conferences with the president and committee chairmen, the NASW newsletter carried an article on relocation in 1964 and a membership meeting on urban renewal was arranged. (Subsequent contacts have been documented in correspondence which is available to staff.)

California Association of Home Economists.

This group was involved in the initial planning for the Homemaking-Teaching program and was represented on the Advisory Committee subcommittee on homemaking.

California Teacher's Association.

Agency Staff met with executive committee and Community Relations Committee (1963).

Note: All teachers organizations were contacted and offered a speaker on urban renewal.

XIX. Community Groups

League of Women Voters.

It is impossible to list all of the community groups that have been contacted by Agency staff has worked closely with certain key groups. For example, Community Relations Advisor, a member of the League of Women Voters, has also served as housing consultant. The League reactivated their housing committee in 1964 and held a series of workshops on urban renewal. As a result, they testified in support of Yerba Buena Center and the Mission Study.

SPUR (San Francisco Planning and Urban Renewal Association)

There have been continuous contacts with this organization and many staff members are participating on committees.

ADDITIONAL CONTACTS:

In addition one or more conferences have been held with the following agencies:

Police Community Relations Division

(Continuous contact and they are represented on the Advisory Committee)

YWCA Central, 1830 Sutter, Clay Street Center

Youth for Service

YMCA Central, Buchanan, Chinese and Embarcadero Branches

Girl Scouts

Boy Scouts

District Attorney's office (Family Relations Division)

Volunteer Bureau

Jewish Welfare Federation

Easter Seal Society

Golden Gate Center

Freedom House

San Francisco Development Fund

Laguna Honda

Council of Churches

American Cancer Society

Bay Area Welfare Planning Federation

Welcome Wagon

Boys Clubs of America

California Podiatry College

Salvation Army - Bridgeway House, Harbor Light, Welfare Bureau and Men's Social Service Center

Canon Kip Community House
Cameron House
American Civil Liberties Union
Booker T. Washington Center
Community Children's Nursery
Conrad House
Domestic Relations Office, Superior Court
Episcopal Social Relations
Golden Gate Kindergarten Association
Goodwill Industries
Helpers of the Holy Souls
Apostleship of the Sea
Henry Ohlhoff House
Homewood Terrace
Jewish Home for the Aging
Junior League of San Francisco
Legal Aid Society
Lutheran Child and Family Service
State Mental Hygiene Department
SF Medical Auxiliary (Meals on Wheels)
Mt. Zion Hospital and Medical Center
National Council of Jewish Women
National Council of Catholic Women
National Conference Christians and Jews
Northern California Service League
Recreation and Park Department
Department of Vocational Rehabilitation
St. Anthony's Dining Room
St. Vincent de Paul Society
Men's Social Service Center
SF Council on Alcoholism
SF Dental Society
SF Foundation
SF Youth Association
Youth Opportunities Center

Note: This report is not complete and does not attempt to list the 200 or more groups and organizations that Community Services staff has contacted in the Mission District. It is possible that some key agencies and groups have been omitted from the list and there are additional ones to be contacted. Now that the Community Services staff has expanded it will be possible to step up the contacts.

6. A Positive Program for Rehousing a Majority of Displaced Area A-2 Residents in New Low- to Moderate-Priced Housing to be Built in Area A-2

General

To date residential relocation from Area A-2 has been substantially voluntary. Of those A-2 persons who have relocated, most have chosen to seek improved housing throughout the city.

The policy of the Agency is to establish for displaced A-2 residents an effective freedom of choice in relocating inside or outside Area A-2.

Residents of any area at any given time have different choices, and the proportion who prefer to remain in A-2 is likely to differ from time to time.

Presently scheduled new housing at costs matching the incomes of residents to be displaced, supported by a program of temporary relocations for households wishing to reestablish in Area A-2, will accommodate a majority of the displaced Area A-2 residents. The following table presents a summary of the Agency's positive program for rehousing A-2 residents in A-2, utilizing all currently available Federal aids.

Total A-2 Displacement		Units programmed for new construction and rehabilitation (where displacement is caused) meeting authorized rent-paying capacities under current programs		Units which may be utilized in A-2 and outside of A-2 with additional Federal or local aids	
Total		Dwelling Units	Percent	Dwelling Units	Percent
Families	2,608	2,189	84	419	16
Singles	<u>4,119</u>	<u>1,642</u>	40	<u>2,474</u>	60
Total	6,727	3,831		2,893	
Persons in families	9,128	(Persons) 7,663	57	(Persons) 1,468	43
Single persons	<u>4,119</u>	<u>1,642</u>	70	<u>2,474</u>	30
Total	13,247	9,305		3,942	

The degree to which these households remain or return to A-2 or are rehoused outside of A-2 depends on their choices and the availability of additional federal or local aids in A-2 and in the balance of the city.

If this projection later appears to be low or high by actual demand of A-2 residents for new A-2 housing, it will be modified accordingly. The variable factors are: (1) programming the allocation of more or fewer sites for 221(d)(3) housing; (2) the use of more leasing arrangements in cooperation with the Housing Authority; and (3) any related aids subsequently made available for socially oriented housing, such as Federal rent supplements. Agency-initiated state legislation has been enacted which authorizes the use of any aids which become available in this field.

It is anticipated that all HUD resources will be made available on a priority basis to meet the needs of the A-2 community as expressed in communications with the various Administrations of HUD on previous occasions and summarized in this chapter. However, the Redevelopment Agency recognizes that various Federal aid programs receive their appropriations and have claimants for such funds on a year-to-year basis. But the relocation feasibility program must be projected pursuant to Federal requirements for the entire life of the project. In order to bring these two concepts into some practical consistency, the Agency affirms that should there be in any year a failure to provide adequate appropriations or there is an excessive demand for

such 221(d)(3) funds (or other such aids) the pace of the redevelopment program will be tailored to this retarding influence. The Agency from the very adoption of the Plan by the Board of Supervisors announced that its rate of relocation would be dependent on the availability of resources.

a. Scattered low cost public housing

The official Redevelopment Plan for Western Addition Area A-2 contemplates construction of 200 units of public housing in addition to the 1,363 units of public housing presently within or immediately surrounding Area A-2 (for summary see Exhibit 6a-1). In January 1967 the Agency proposed the construction of these 200 units on 17 sites scattered throughout the project area as shown on Exhibit 6a-2. In the immediate future the Housing Authority is expected to authorize the acceptance of these sites and the commencement of preparation of architectural plans aiming for the earliest possible construction date.

The Agency owns approximately one-third of the 17 sites and has assigned an acquisition priority for the assemblage of the remainder. The Agency has suggested and the Housing Authority has agreed that these sites are to be utilized for the construction of three, four and five bedroom units. The Agency and the Housing Authority are in agreement that these units must be designed to

fit their environment. Therefore, it is anticipated that the design emphasis will be on townhouse and duplex units. It is estimated that the first units will become available not later than July 1969. The following chart further describes the anticipated composition of units and year of availability.

WESTERN ADDITION AREA A-2
SCATTERED PUBLIC HOUSING

<u>Year of</u> <u>Availability</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>Total</u>
1969	40	80	80	200

Most of the sites are located in areas where there is a heavy concentration of residential properties scheduled for rehabilitation by present owners. The rent level in these areas after rehabilitation will generally be higher than in subsidized new construction in other parts of Area A-2. By the introduction of low density public housing units on a dispersed basis in those parts of the project where other programs for housing low income families are not emphasized, the Agency seeks to achieve a balance of the income levels in all areas of the project.

b. Moderate-priced private housing (with below-market interest rate financing)

Reference is made to Section IV of the Redevelopment Plan, adopted in 1964, which is quoted below:

"Moderate Income and Senior Citizen Housing

"In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate-priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded

priority in such housing in accordance with rules and regulations to be established by the Agency.

"In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

- "1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate-priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
- "2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
- "3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
- "4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled."

In accordance with the objectives stated above, the Agency has identified and is in the process of marketing sites sufficient for the development of 2,000 such 221(d)(3) moderate-priced private housing units (see Exhibit 6b-1).

The following charts present a carefully considered program for phasing these approximately 2,000 units into the market. The year of availability, unit composition, type of ownership, and use of additional subsidies are indicated.

SCHEDULE OF NEW MODERATE-PRICED PRIVATE HOUSING
TO BE CONSTRUCTED IN WESTERN ADDITION AREA A-2

Year of Availa- bility		UNIT TYPE					Total
		Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	
1969	Moderate-priced private housing	14	78	102	109	27	330
	Leased public housing	6	38	51	54	14	163
	Total	20	116	153	163	41	493
1970	Moderate-priced private housing	50	167	100	100	67	484
	Leased public housing	25	83	50	50	33	241
	Total	75	250	150	150	100	725
1971	Moderate-priced private housing	40	100	67	33	23	263
	Leased public housing	20	50	33	17	11	131
	Total	60	150	100	50	34	394
1972	Moderate-priced private housing	27	60	40	40	20	187
	Leased public housing	13	30	20	20	10	93
	Total	40	90	60	60	30	280
1973	Moderate-priced private housing	10	23	20	13	7	73
	Leased public housing	4	11	10	7	3	35
	Total	14	34	30	20	10	108
For Total Area A-2	Moderate-priced private housing	141	428	329	295	144	1,337
	Leased public housing	68	212	164	148	71	663
	Total	209	640	493	443	215	2,000

TYPE OF OWNERSHIP

Year	Rental	Cooperative	Total
1969	388	105	493
1970	460	265	725
1971	90	304	394
1972	170	110	280
1973	108	--	108
Total	1,216	784	2,000

Units constructed under this program will have a basic eligibility requirement as follows:

<u>Size of family</u>	<u>Maximum annual gross income</u>
1 person	\$6,050
2 persons	7,350
3-4 persons	8,650
5-6 persons	9,950
7-8 persons	11,250

Maximum gross shelter cost to tenants for such housing will be

\$101 for studio unit
122 for one bedroom
144 for two bedrooms
165 for three bedrooms
188 for four bedrooms

c. San Francisco Housing Authority Leasing Program

About 660 units of the scheduled new moderate-priced private housing are proposed to be leased by the San Francisco Housing Authority under their Section 23 leasing authorization and provided to Area A-2 residents on a low rent basis (See Exhibit 6a-1 and letter dated July 28, 1967 to Eneas Kane, Executive Director, San Francisco Housing Authority, attached as Exhibit 6c-1).

The persons to be served by the utilization of the Housing Authority leasing program will lie in annual income ranges of:

\$2640 - 4500	for	1-person families
3120 - 5100	for	2-person families
3600 - 5700	for	3-person families
3600 - 6300	for	4-person families
4080 - 6900	for	5-person families
4080 - 7500	for	6-person families
4560 - 8100	for	7-person families
4560 - 8700	for	8-person families

and will develop gross monthly rental charges of between

\$55	and approximately	\$80	for studio unit
65		90	1-bedroom unit
75		110	2-bedroom unit
85		135	3-bedroom unit
95		155	4-bedroom unit

depending on income and family size.

Where studio, one and two-bedroom apartments are needed, and must be programed for, HUD will be asked to provide the same waivers as they have provided for three and four-bedroom units.

d. Area A-2 community group sponsorship

The Agency's invitations for sponsorship of moderate-priced private housing have been intensively solicited from institutions and organizations presently established in the A-2 area. As a result current sponsorships are either located or strongly affiliated within A-2. This will be a continuing policy.

To meet the phasing schedule set forth above, the Agency expedited acquisition and authorized the disposal of two full-block sites for the development of approximately 224 units of moderate-priced private housing immediately upon entering the execution phase of the project. The development of these blocks will involve no displacement of people. The offering, Moderate-Priced Private Housing Offering #1 dated February, 1966, (attached as Appendix 6A) was circulated widely in the community and received serious and substantial interest from qualified potential sponsors, principally from the A-2 area.

In August of 1966 the Agency awarded site #1 (block 751) to Mortimer Fleishhacker, Jr. and Mortimer Fleishhacker, III.

Subsequent to the selection, the selected sponsor associated itself with the Fillmore Community Development Association, an A-2 community-based citizens group. Site #2 (block 796) was awarded to the Macedonia Missionary Baptist Church co-sponsored with the Friendship Institutional Baptist Church, both of which are churches from the A-2 area.

In all, there were nine proposers for the two block offered. Because of the unquestioned interest and the apparent ability of each of the seven proposers who did not receive awards, the Agency authorized the tentative assignment of seven additional sites approximately one-block in size. Six of the sponsors elected to accept these assignments and were subsequently given exclusive negotiating rights by Agency Resolution No. 107-67 on July 25, 1967 (see Exhibit 6d-1). A summary of the current status of the eight assigned sites is shown as follows:

STATUS OF MODERATE-PRICED PRIVATE HOUSING
 /221(d)(3)/ DEVELOPMENTS IN WESTERN ADDITION AREA A-2

Assessor's				
Site	Block	Sponsor	Type	Status
1	751	Fillmore Community Development Assn. (from Mortimer Fleishhacker)	Non-profit rental	Agency Assignment: Final Acquisition: 100% Relocation: None Required FHA: Preliminary application for mortgage insurance has been submitted.
2	796	Banneker Homes (Macedonia Missionary & Friendship Institutional Baptist Churches)	Non-profit rental	Agency Assignment: Final Acquisition: 100% Relocation: None Required FHA: Conditional Commitment for mortgage insurance received.
3	773	Most Worshipful Prince Hall Grand Lodge	Non-profit rental	Agency Assignment: Final Acquisition: 32% of lots acquired.
4	758	Building Material and Construction Teamsters Local 216	Non-profit rental	Agency Assignment: Final Acquisition: 32% of lots acquired.
5	748	Fillmore Community Development Assn. (from Security Builders)	Co-op	Agency Assignment: Final Acquisition: 36% of lots acquired.
6	730	Fillmore Community Development Assn. Design: Preliminary plans completed	Co-op	Agency Assignment: Final Acquisition: 43% of lots acquired
7	771	Third Baptist Church	--	Agency Assignment: Final Acquisition: 41% of lots acquired.
9	780/ 781	Friendship Institutional Baptist Church	Non-profit rental	Agency Assignment: Final Acquisition: 28% of lots acquired.

Site 2 sponsored by Banneker Homes has received a conditional commitment for mortgage insurance from the Federal Housing Administration, a copy of which is attached as Exhibit 6d-2.

This proposed low- to moderate-priced new housing program has been reviewed with:

Mr. John H. Tolan, Jr., Assistant Regional Administrator for
Program Coordination and Services

Mr. Donald C. Lamke, Deputy Assistant Regional Administrator
for FHA

Mr. James W. McCreary, Director, Economic and Market Analysis
Branch

Mr. Jack Tuggle, Deputy Director, FHA

Mr. George P. Wing, Chief, Real Estate Branch, Renewal
Assistance Office

of the Department of Housing and Urban Development and was summarized in a letter from the Agency to Mr. Arthur J. Timmel, FHA Assistant Regional Administration, dated August 2, 1967. A copy of this letter and his response to it are attached as Exhibits 6d-3 and 6d-4.

A second offering of nine sites was authorized by the Redevelopment Agency Members on August 8, 1967 (See Appendix 6B "More A-2 Housing For and By A-2 People")

Included in this offering are sites for approximately 340 new senior citizen housing units and 780 new moderate-priced private housing units.

This offering is being announced by press release, newspaper advertising, flyers and by direct mail to those interested sponsors from the A-2 area who have previously registered with the Agency.

e. 800 housing units for A-2 elderly

Programmed specifically for Western Addition Area A-2 elderly are sites for approximately 800 dwelling units under various of the federal assistance programs currently available. These sites, the unit composition and expected year of availability are set forth in table below:

WESTERN ADDITION - AREA 2 SENIOR CITIZEN HOUSING							
Year	Section 202		Section 202 Leased per Sec. 23		Public Housing		Total
	Studio	1-bedroom	Studio	1-bedroom	Studio	1-bedroom	
1969	60	20	30	10	90	30	240
1970	60	20	30	10	90	30	240
1971	100	33	51	16	--	--	200
1972	60	20	30	10	--	--	120
Total	280	93	141	46	180	60	800

Note: While the rehousing preference of many individuals has been expressed as a one bedroom unit, income, rent paying ability and household size limitations indicate that studio accommodations are more suited to the needs.

Approximately 50 percent of these units are programmed for special assistance so as to make them available to persons within public housing income eligibility. A letter dated August 2, 1967 to Mr. John H. Tolan, Jr., Assistant Regional Administrator for Program Coordination and Services, summarizes this elderly housing program and is attached as Exhibit 6e-1.

f. Market rate housing

The Agency has also programmed sites for approximately 1,400 dwelling units to be developed primarily by local sponsors under the FHA Market Interest Rate Programs and conventional financing. The following table shows the year of availability

and composition of these units, which will be available under both rental and cooperative types of ownership.

PRIVATE MARKET RATE HOUSING
WESTERN ADDITION AREA 2

Year	studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total
1969	40	60	50	30	20	200
1970	80	120	100	60	40	400
1971	100	150	125	75	50	500
1972	60	90	75	45	30	300
Total	280	420	350	210	140	1400

g. Area A-2 residents to have guaranteed priority for new housing

The Agency's commitment with these privately constructed dwelling units for families and elderly will be available to A-2 residents on a priority basis as evidenced by the Agency's adoption and implementation of a program of issuing certificates for reestablishment preference, as discussed in Section 4 above.

h. Correlation of new low-to moderate-priced housing with households displaced to provide sites for this housing

The Agency's phasing schedule for new housing discussed above in quantitative terms is designed to utilize first those construction sites which involve no displacement or minimum displacement of project residents. As a result, new housing of proper unit composition becomes available concurrent with the necessary displacement of residents to make sites available for additional new construction. Exhibits 6h-1 and 6h-2 which follow demonstrate how the Area A-2 low-to-moderate priced private housing meets the

possible demand of displaced persons for this new housing.

e. Midtown Park - another resource

A cooperative effort by the Redevelopment Agency, the City and County of San Francisco, and the Federal Housing Administration is being made in finding an avenue for converting the financially troubled Midtown Park apartment development into a socially oriented relocation resource for displaced Western Addition Area A-2 families having rents equivalent to those of the section 221(d)(3) program. At a recent meeting of staff from each of these groups, Jack Tuggle, Deputy Director of FHA San Francisco Insuring Office proposed a sale of Midtown Park with restrictions which would limit occupancy to families who qualify for 221(d)(3) housing with first priority going to A-2 displaced families. This type of sales program will increase the number of dwelling units available for relocation and is being pursued by this Agency.

j. Housing Resources in Western Addition Area A-1

The last remaining undeveloped parcel of 1.3 acres in the Western Addition Area A-1 has been scheduled for the development of moderate-priced private housing.

The American Baptist Home Mission Society, a highly experienced housing sponsor, has expressed strong interest in developing this site under the FHA section 221(d)(3) program. A preliminary application for mortgage insurance for 156 units of moderate-priced private housing has been submitted to the local FHA insuring office. This applica-

tion has been the subject of several meetings which have included representatives from both FHA and HUD. It is our understanding that there now is general agreement that this development should proceed as rapidly as possible to provide a desirable relocation resource for A-2 residents.

HOUSING AUTHORITY of the City and County of San Francisco

440 TURK STREET

SAN FRANCISCO, CALIFORNIA 94102

TELEPHONE 673-5800

HON. JOHN F. SHELLEY, Mayor

Commissioners: HAMILTON T. BOSWELL, Chairman

STEPHEN WALTER

WM. JACK CHOW

Executive Director: EMERSON J. KANE

MRS. ALLAN E. CHARLES

July 10, 1967

Honorable Terry Francois
Supervisor
City and County of San Francisco
235 City Hall
San Francisco, California 94102

Dear Supervisor:

Your inquiries about the Housing Authority's leasing and construction programs provides a timely re-examination and reassessment of how far along we are in providing homes for lower-income San Franciscans. Frankly, we are not as far along as I would like. But we are making progress. A number of exciting new programs are being pioneered, and at the risk of being somewhat boastful, I feel confident San Francisco is becoming a leader in the field of public housing.

Our Leasing Program, launched only six months ago, is rapidly becoming one of the most talked about in the Nation. It promises more rehabilitation than any other in the Nation. This means the preservation of distinctive Victorians and other older buildings that give such flavor and character to our City. As you may know, we started the year with authorization from the Housing Assistance Administration to lease 500 apartments in private buildings. We now have an application asking to triple that allotment, and we have every prospect of getting HAA's approval.

Our plans for construction, I believe, are equally bold. The use of air rights over the city-owned parking lot at 21st and Bartlett Streets in the Mission District is the first ever endorsed by HAA in the entire Nation. Similarly, the Housing Authority's exploration of the turnkey method, whereby private builders either construct or rehabilitate buildings and then sell them to the Housing Authority, also is in the vanguard of public housing.

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These general observations are offered merely to emphasize that the Housing Authority is seeking and probing and pursuing every imaginative and innovative possibility it can in order to fulfill its commitment to San Francisco. There are problems, of course, simply to pull out of the quagmire of tradition and strike out for new programs creates problems enough. And, as the whole City knows, the scarcity and high cost of land seriously impedes the construction of two, three and four bedroom apartments for larger families.

Now down to your specific questions about the construction and leasing of units for persons who may be displaced from the Western Addition Redevelopment Project Area A-2. The reply will be divided into two parts: (1) construction and (2) leasing.

CONSTRUCTION

The San Francisco voters in 1964 gave the Housing Authority authorization for 2500 new units of public housing. Already, plans are advanced for the construction for slightly over half the authorization and site selection and other preliminary steps are under way for the remainder.

Most of the planned construction, however, is for projects for senior citizens. These, because of the smallness of the units -- studios and one-bedroom apartments -- can be built within the rigid per-unit cost requirements imposed, I feel unrealistically, by the Federal Government. Only 200 units so far are in the planning stage for much-needed housing for larger families.

These 200 are the well praised "scattered housing" in Western Addition Redevelopment Area A-2, and will be possible to construct because of the assurance of written-down land costs by the Redevelopment Agency. All 200 will have three to five bedrooms and will offer some relief to the critical shortage of such large apartments throughout the City. These units will be built in small clusters of four to possibly 10 apartments, with one building probably with about 40 units.

They'll be a major break away from the traditional concentration of drab public housing developments, and will be designed by one of the Nation's leading architects to be as attractive and

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eye-appealing as possible. Personally, I'm quite excited by the challenge of providing homes for which families can be justifiably proud. The Redevelopment Agency has designed some 16 sites that are quite acceptable to us and are scattered widely throughout A-2.

Our time schedule, always a somewhat fickle thing considering the many steps involved from City Hall to the Nation's Capitol, calls for construction to begin July 1, 1968, with completion one year later. Land costs and other details are still to be worked out with the Redevelopment Agency, and the staffs of that agency and ours are working closely and cooperatively. High construction costs still peg the per-unit averages over the ceilings set by HAA fiat, but the Housing Authority has been in frequent -- and sometimes heated -- conversation with Washington, and have received encouragement for the entire scattered site proposal from the highest levels of the Department of Housing and Urban Development.

Tentative schedule for other low-rent projects:

<u>WOODSIDE GARDENS</u>	87 Studios	<u>PACIFIC & MASON</u>	72 Studios
<u>SENIOR CITIZENS</u>	22 1-BR	<u>SENIOR CITIZENS</u>	20 1-BR
	1 2-BR		92 Apts.
	<u>110 Apts.</u>		

Completion:
November 1, 1967

Estimated Const. Start:
November 1, 1967
Completion: March 1, 1969

<u>OLD FREMONT</u>	73 Studios	<u>18TH ST. APTS.</u>	85 Studios
<u>SCHOOL</u>	17 1-BR	<u>SENIOR CITIZENS</u>	21 1-BR
<u>SENIOR CITIZENS</u>	90 Apts.		106 Apts.

Estimated Const. Start:
March 15, 1968
Completion: June 15, 1969

Estimated Const. Start:
March 15, 1968
Completion: June 15, 1969

<u>21ST & BARTLETT</u>	87 Studios
<u>SENIOR CITIZENS</u>	23 1-BR
	<u>110 Apts.</u>

Estimated Const. Start:
July 15, 1968
Completion: July 15, 1969

<u>PINE & OCTAVIA</u>	96 Studios
<u>SENIOR CITIZENS</u>	24 1-BR
	<u>120 Apts.</u>

Estimated Const. Start:
April 1, 1968
Completion: July 1, 1969

YERBA BUENA CENTER
REDEVELOPMENT AREA = Not more than 300 Senior Citizen Apts.
(Size of bldg. or bldgs. has not yet
been resolved, precluding design & const.
prognostications).

Another project now in the planning stage is a "turnkey" development for 151 apartments for senior citizens at Ellis and Larkin Streets. Turnkey is a creative partnership of the private builder and public housing. The private builder is encouraged to invest his money and his talent in constructing housing, which, on completion, will be purchased by the Housing Authority. Such housing, obviously, must meet the specifications of the Authority and the HAA. But the private builder, with his own sources of funds and possibly with land he already owns and architects and craftsmen whom he can readily employ, can move ahead at a rapid pace and cut down on much of the administrative overhead involved in most public housing construction. The tentative schedule calls for construction to begin this coming January, with completion set for March, 1969.

SECTION 23 LEASING PROGRAM

Most persons in the field of housing, and I concur, feel that the leasing of private apartments for low-income families is the most promising step yet taken in fulfilling the original goal of public housing -- a decent home for every American. The social advantages are obvious. For the tenant, he can move into the mainstream of housing in the City with an anonymity largely unknown in large public housing complexes. His rent is subsidized up to fixed maximums. For the owner, his rents are guaranteed and are paid monthly by the Housing Authority. For the community, private buildings remain on the tax rolls and owners are encouraged to rehabilitate their buildings so they comply with the standard required in the leasing program. For the Housing Authority, units are available now, ready for occupancy.

The whole leasing program, inaugurated only last January, has caught fire. Already, more than 90 single elderly and families have been put into leased housing, and we've asked the HAA to triple our original authorization for 500 apartments.

Negotiations for over 300 units are nearing completion, many in buildings that will be thoroughly renovated. The renovation itself will be doubly beneficial, enhancing and modernizing buildings on the one hand, while preserving richly distinctive architecture of our neighborhoods on the other. The twin incentives of rehabilitation and leasing

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could be particularly adaptable in conserving suitable buildings in Western Addition, and the Housing Authority has offered every cooperation to the Redevelopment Agency in housing eligible persons who may be relocated because of public action.

It must be emphasized, however, that the Housing Authority is responsible for housing persons who may have to relocate because all public actions -- redevelopment, rapid transit, code enforcement, etc. Always, it must be born in mind, no one agency can have the lion share of all public housing vacancies. For one thing, the amount of such vacancies are never enough to meet demand. The Authority's own waiting lists stretches back for years and includes more than 2,000 San Franciscans. Furthermore, the Housing Authority can only house those who are eligible within the fixed income limits approved by the HAA.

Turnover in public housing amounts to 25 per cent of all tenants per year. But this percentage drops off perceptibly in the Western Addition, and becomes almost negligible when applied to the urgently needed big-family apartments -- a slim 10 per cent in the projects in the Western Addition area. Consequently, and to emphasize the point, the Housing Authority supply of housing is not an unlimited resource for relocation housing, but, in fact, has quite severe limitations in what it can provide.

Some final figures: As of June 30th of this year, the Housing Authority had 144 applications for public housing from persons in Redevelopment Area A-2. So far, 19 have leased in the conventional low-rent program and four in Section 23 leasing. Eight are on referral and 26 have rejected what has been shown them.

In a separate inquiry, you asked about the possibility of financial help to low-income tenants so that eventually they can purchase their own housing. This is fragile new ground and so far, only the most restricted and tentative authorization has been given for the sale of individual dwelling units to low-income families. For one thing, the units must be detached or semidetached. The Housing Authority presently has no such units, although we understand legislation is pending to lift or, at least, to lighten this restriction. Certainly, the Housing Authority would be interested in exploring the possibilities of promoting home ownership among tenants.

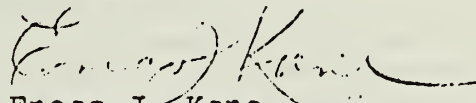
Honorable Terry Francois

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One more point, and an obvious one at that: The Housing Authority, of course, is anxious to do all it can to meet the housing needs of lower-income families. In that regard the Authority and I welcome your inquiry, your interest and your support in pushing ahead a dynamic and forward looking public housing program. Again, thank you, and best wishes.

Sincerely,



Eneas J. Kane
Executive Director

EJK:bf

cc: Mayor John F. Shelley
All Members of the Board of Supervisors
T. Jack Kent
M. Justin Herman
Mayor's Task Force on Housing
All Members of the SFHA Commission

bc: Counsel
Dir. of Finance



JOHN F. SHELLEY, *Mayor*

WALTER F. KAPLAN, *Chairman*

VICTOR K. ATKINS, *Vice Chairman*

LAWRENCE R. PALACIOS

FRANCIS J. SOLVIN

DR. C. JOSEPH WELLINGTON

863-7750

SAN FRANCISCO REDEVELOPMENT AGENCY

525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA

ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101

January 10, 1967

Commissioners of the Housing Authority
City and County of San Francisco
440 Turk Street
San Francisco, California

Gentlemen:

Proposal is herewith made that Housing Authority staff join with representatives of the Western Addition Area Board of the Economic Opportunity Council, the Subcommittee on Housing of the Advisory Committee to the Redevelopment Agency on Community Services and the staff of the Redevelopment Agency on taking steps now for the development of scattered housing units in Western Addition Area 2 to serve the needs of large families of modest income.

On the attached map there are shown sites which are beginning to be available to the Redevelopment Agency. It is our belief, which we hope you will share, that the best uses to which such sites can be put would be housing accommodations built under one of the public housing programs serving the larger families with low incomes who have such a difficult time in procuring adequate housing in our community.

Further, we trust that you share our view that a stronger development will evolve if we can do so with the involvement of community leaders from the Western Addition area.

It is our thinking that inasmuch as the acquisition process has started and is being accelerated by our use of additional acquisition negotiators, the Housing Authority could utilize time to be spent by the Agency for acquisition, relocation and demolition to plan for the construction of such housing. Thus when your architectural, fiscal and related functions have been attended to the Agency would be in a position to transfer cleared sites.

You will recall that the Western Addition Area 2 Redevelopment Plan makes provision for 200 units of scattered public housing. You may or may not wish to make site acquisitions in the traditional manner. You may, for example, desire to use your new "turn-key" authority whereby you purchase

January 10, 1967

such units from private organizations which construct the housing on your behalf. It is also possible that we could, with your cooperation and that of the community and various agencies involved have such housing built and leased under your "Section 23" authority.

There would be the usual design review by the Redevelopment Agency as is required pursuant to the official plan for all sites sold in Western Addition Area 2. We think we should all explore the possibility of encouraging construction firms made up largely of minority persons to make competitive offers for the accomplishment of the necessary work. For reasons of architectural variety and risk distribution in project undertakings we would like to see many firms involved in these functions.

A copy of this communication is being sent to Mr. Ralph Coffman, Chairman of the Advisory Committee, and Judge Joseph Kennedy, Interim Chairman, Western Addition Area Board. As soon as a generally affirmative response is received from all parties invited to participate, we will be pleased to set up a meeting in the Western Addition to implement the proposal.

Your cooperation in this is very much appreciated.

Sincerely,

/s/ Walter F. Kaplan

Walter F. Kaplan
Chairman

Enclosures

cc: Ralph Coffman

Judge Joseph Kennedy

WESTERN ADDITION AREA A-2
PROPOSED SCATTERED PUBLIC HOUSING SITES

Proposed public housing sites are described below by Assessor's block and lot, land use area in square feet, and an indication of dwelling unit capacity.

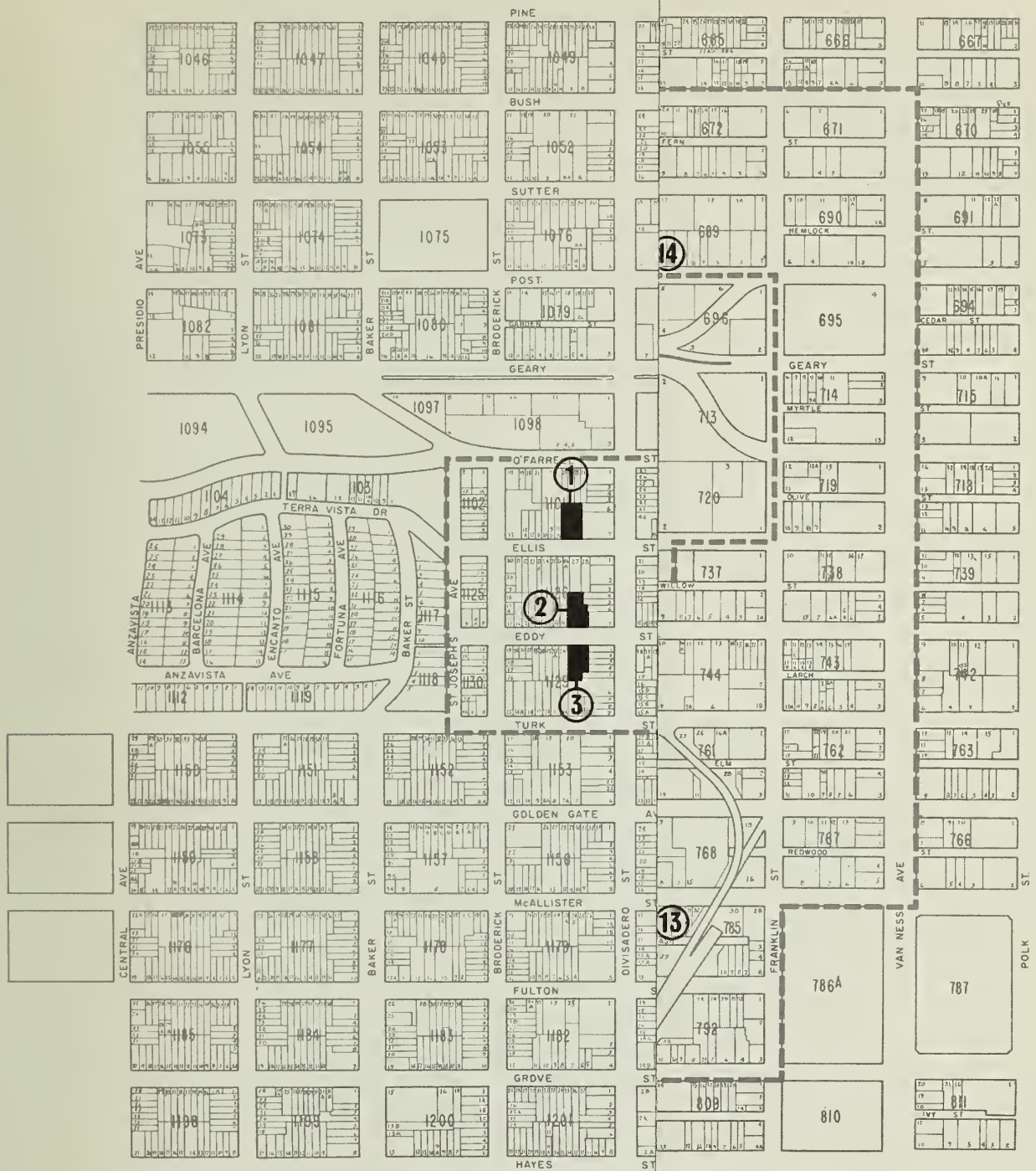
<u>Parcel Number</u>	<u>Block</u>	<u>Lot</u>	<u>Land Use</u>	<u>Area in Square Feet</u>	<u>Approximate number of Dwelling Units</u>
1	1101	9,9B,9C	RM*	10,490	9
2	1126	8,9,10	RM	9,750	8
3	1129	26A,27	RM	13,040	12
4	1127	1,1A	RM	8,090	7
5	1100	36	RM	9,000	8
6	728	11,12,13	RM	12,030	10
7	728	29,30	RM	6,000	5
8	683	27,28	RM	7,563	6
9	780	15,17,17A	RH**	12,030	13
10	774	11,12	RM	5,000	4
11	779	24,25	RM	6,000	5
12	779	1,2,3,4,29,30	RH	17,660	20
13	784	1,2,27	RM	9,831	8
14	688	3,4,5,6,7	RH	14,183	16
15	674	5,6	RM	7,560	6
16	677	15,16,17	RM	11,680	10
17	684	20,21,22	RM	7,670	6
Floating Sites					
Blocks 769,770,783,784				50,000+	40
TOTALS				217,577	193

*RM Residential, medium-density
For parcels of 9,000 sq. ft. or more
 Not less than 200 sq. ft. of lot area for each Agency Room
For parcels of less than 9,000 sq. ft.
 2,500 sq. ft. of lot area for 1st dwelling unit
 1,000 sq. ft. of lot area for 2nd dwelling unit
 800 sq. ft. of lot area for 3d dwelling unit
 700 sq. ft. of lot area for 4th dwelling unit
 plus, for each subsequent dwelling unit, not less than 200 sq. ft. of lot area for each Agency Room.

**RH Residential, high-density
For parcels of 9,000 sq. ft. or more
 Not less than 150 sq. ft. of lot area for each Agency Room

An Agency Room is defined as living room, dining room, cooking facility (kitchen, kitchenette), family room, study, den, library, bedroom, or similar major room in a dwelling unit, but not including bathrooms, closets, hallways, or similar rooms.

Scattered Sites for Pn Area Two



LEGEND

----- PROJECT BOUNDARY

■ PROPOSED SCATTERED P

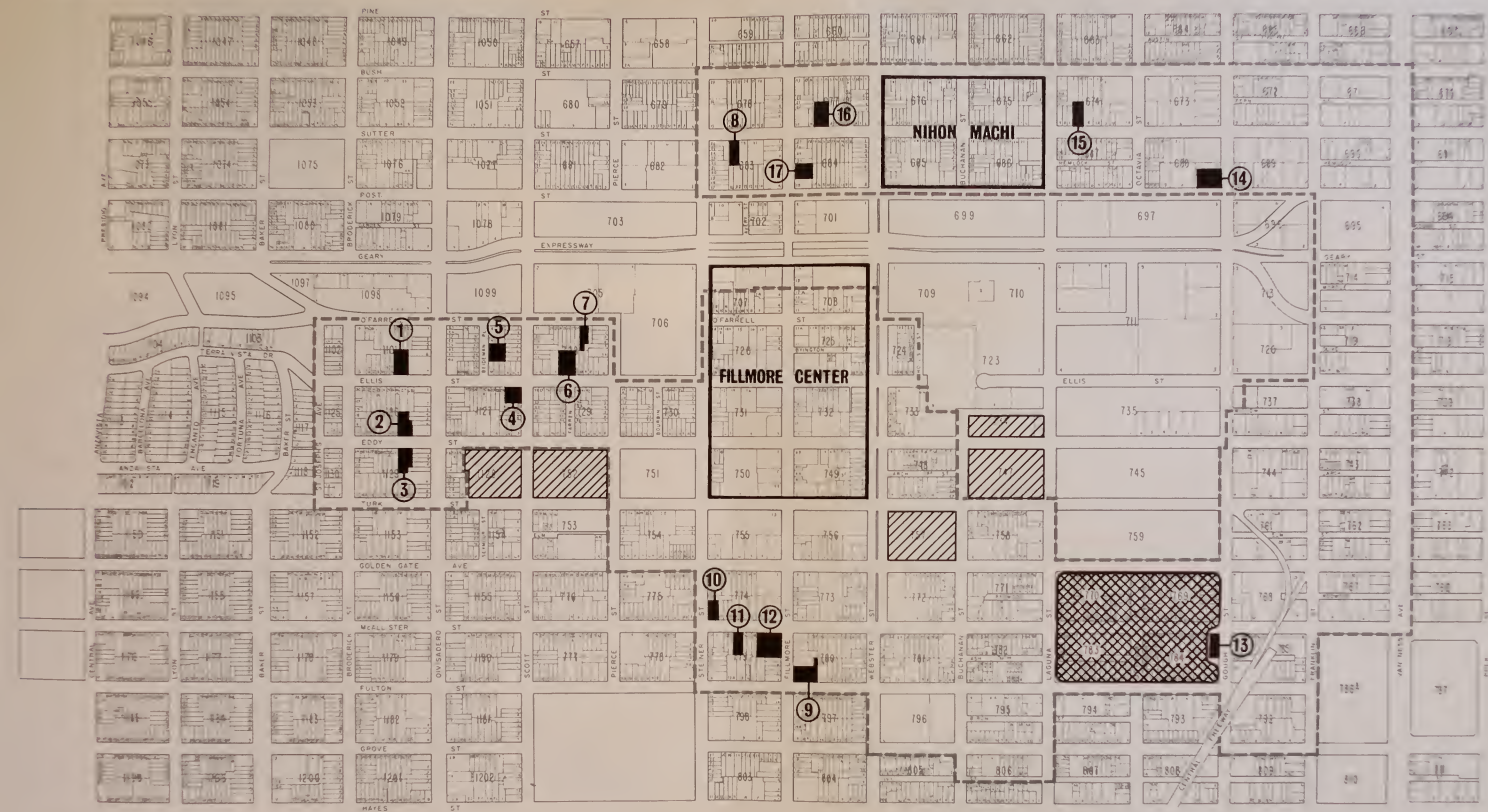
▨ ADDITIONAL SITES FOR

▨ EXISTING PUBLIC HOUS



JANUARY 10, 1967


Scattered Sites for Public Housing Units in Western Addition Area Two



LEGEND PROJECT BOUNDARY

WESTERN ADDITION AREA TWO

PROPOSED SCATTERED PUBLIC HOUSING SITES

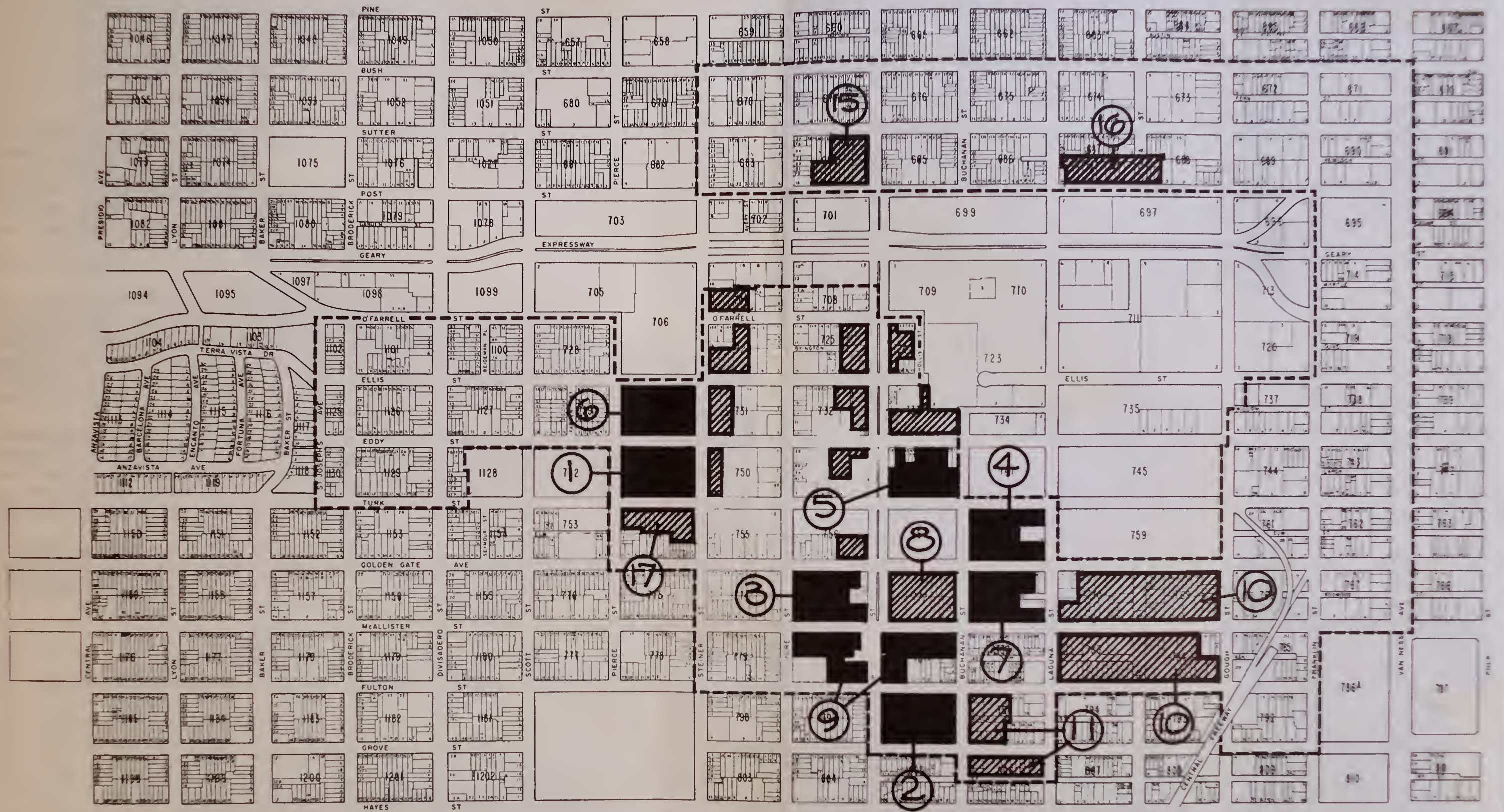
 ADDITIONAL SITES FOR APPROXIMATELY 40 UNITS

 EXISTING PUBLIC HOUSING



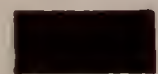
JANUARY 10 1967

SITES FOR MODERATE PRICED PRIVATE HOUSING



LEGEND ----- PROJECT BOUNDARY

WESTERN ADDITION AREA TWO



SITES FORMALLY ASSIGNED



SITES NOT YET ASSIGNED



AUG-9-67

SAN FRANCISCO REDEVELOPMENT AGENCY · 525 GOLDEN GATE AVENUE · SAN FRANCISCO · CALIFORNIA 94102

EXHIBIT 6b-1

July 28, 1967

Mr. Eneas J. Kane
Executive Director
Housing Authority
City and County of San Francisco
440 Turk Street
San Francisco, California

Dear Mr. Kane:

Many thanks for taking your time and that of your principal staff to discuss the very important matter of long-term programming of adequate numbers of housing units for persons eligible for assistance under one or another of your programs as related to displacement and development activities of Yerba Buena Center and more particularly, the Western Addition Area A-2.

We were tremendously pleased to learn of your enthusiasm for the potential of the Section 23 leasing program in conjunction with new construction under Section 221 (d) (3) program and units that may be made available by owners of rehabilitable structures in the Western Addition.

In order to assist your staff in the preparation of necessary applications for your various programs, the following preliminary breakdown is presented:

For Families

600 units - Section 23 leasing in new construction 221 (d) (3)

600 units - Section 23 leasing in

- a) Units rehabilitated by current owners
- b) Units acquired by the Redevelopment Agency and resold for rehabilitation to appropriate sponsors.

200 units - New construction on scattered sites for public housing.

EXHIBIT 6c-1

For Elderly

Some portion of those units programmed for elderly housing could be leased to the Housing Authority under Section 23 or built under the public housing new construction program.

800 units of elderly housing are programmed in the Western Addition and between 300 to 500 units are programmed in the Yerba Buena Center.

Additional information which will be of value to you is the following preliminary tabulation:

Singles and Families to be Displaced from
Yerba Buena Center and Western Addition A-2 Whose Incomes
Make Them Eligible for Public Housing

	Singles		Families	Total
	Elderly	Non-Elderly		
Studio	8	51	-	59
1 BR	111	366	587	1,064
2 BR	-	-	398	398
3 BR	-	-	311	311
4 BR	-	-	138	138
5 BR	-	-	104	104
Total	119	417	1,538	2,074

There are an additional 184 families and 387 singles who receive welfare payments; rent allotments under the welfare programs are sufficient to pay public housing rents.

The matter of priorities for displaced families for housing made available through any of the Housing Authority's programs was discussed throughout our meeting. It was requested that a special meeting to more fully discuss this item take place when Mr. Herman is available to meet with you. A tentative date for this meeting was set for Thursday, August 3, at 2 p.m. At that time I would hope that we could agree on a priority system for those eligible families within the two project areas.

Sincerely,



E. Glenn Isaacson
Deputy Executive Director

(Adopted July 25, 1967)

GRANTING EXCLUSIVE NEGOTIATING RIGHTS FOR MPPH SITES 3, 4, 5, 6, 7, AND 9 IN WESTERN ADDITION AREA A-2 TO MOST WORSHIPFUL PRINCE HALL GRAND LODGE, BUILDING MATERIAL AND CONSTRUCTION TEAMSTERS LOCAL 216, FILLMORE COMMUNITY DEVELOPMENT ASSOCIATION (from Security Builders), FILLMORE COMMUNITY DEVELOPMENT ASSOCIATION (from F C Housing Company and Montgomery & Associates), THIRD BAPTIST CHURCH, AND FRIENDSHIP INSTITUTIONAL BAPTIST CHURCH

WHEREAS, by adoption of Resolution No. 129-66 on August 9, 1966, Most Worshipful Prince Hall Grand Lodge, Building Material and Construction Teamsters Local 216, Fillmore Community Development Association (from Security Builders), Fillmore Community Development Association (from F C Housing Company and Montgomery & Associates), Third Baptist Church, and Friendship Institutional Baptist Church have been tentatively assigned the right to develop moderate-priced private housing Sites 3, 4, 5, 6, 7, and 9 in the Western Addition Area A-2; and

WHEREAS, subsequent to said tentative assignment such organizations, in cooperation with Agency staff, have formulated proposals for development of said sites with moderate-income housing to be financed under the provisions of Section 221(d)(3) of the National Housing Act; and

WHEREAS, it is desirable that such sites be available to said sponsors on the basis of their exclusive right of purchase for a period of one year in order to justify such further expenditures as are necessary to prepare sketch plans and draft documents for ultimate submittal to the Federal Housing Administration; now, therefore, be it


RESOLVED that each of the sponsors hereafter named shall, for a period of one year from and after the date of this resolution, be granted the exclusive right to negotiate for the purchase of the site set forth following their respective names (site designated on map dated August 9, 1966, and revised October 6, 1966), at such price as may be determined by the Department of Housing and Urban Development pursuant to Section 107(a) of the Housing Act of 1949, as amended:

- Site 3 - Most Worshipful Prince Hall Grand Lodge
- Site 4 - Building Material and Construction Teamsters Local 216
- Site 5 - Fillmore Community Development Association
- Site 6 - Fillmore Community Development Association
- Site 7 - Third Baptist Church
- Site 9 - Friendship Institutional Baptist Church;

and be it further

RESOLVED that the Executive Director be and he is hereby directed to do all things necessary and desirable to aid said sponsors to formulate, at the earliest possible time, plans and programs for financing construction and maintenance of moderate-priced private housing on such sites which will be acceptable to the Department of Housing and Urban Development, the Federal Housing Administration, and the Agency. Such plans and programs to be satisfactory to the Agency must give every consideration to such items as providing well-functioning living units of good quality and design at the lowest possible cost, utilizing all housing assistance program available at the time, and make the greatest possible contribution toward rehousing the residents of the Western Addition Area A-2.

Approved as to form:

A handwritten signature in cursive script, appearing to read "Henry F. Davis".

Henry F. Davis
Agency General Counsel

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION
100 California Street - 6th Floor
San Francisco, California 94111
July 28, 1967

Office of
THE DIRECTOR

IN REPLY PLEASE REFER TO:
Jack Tuggle
Deputy Director

Attn: H. C. Wong
Ass't to Chief Underwriter
Multifamily
Tel: 556-3620

Horner, Nelson, Schneider, Western Associates, Inc.
2655 Hyde Street
San Francisco, California 94109

Attn: Walter C. Lampe

Re: Conditional Commitment on:
Banneker Homes
San Francisco, California
Section 221 (d)(3)

Gentlemen:

We have completed our analysis of your project submission and the exhibits submitted therewith. A formal application for mortgage insurance will be accepted for the proposed project under Section 221 (d)(3) of the Act, subject to the amounts, conditions, and modifications outlined below.

We invite you to complete and submit Part II, Mortgagee's Application, of Form 2013-X, together with required exhibits and an application and commitment fee in the amount of \$5,522.40. The attached checklist of exhibits is to be submitted by the sponsor's mortgagee at the time application is made for a firm commitment. This project application must be submitted not later than 90 days following the date of this Conditional Commitment letter; otherwise, this commitment will be cancelled.

We hereby issue a Conditional Commitment to insure this project as follows:

1. Estimated Project Replacement Cost	\$1,894,124
2. Subject Site Land Value	\$ 10,800
3. Maximum Project Mortgage Amount	\$1,840,800 (BMIR Allocation)
4. Total Number of Project Units	108
5. Type of Building	Walk Up Frame

EXHIBIT 6d-2

6. Project Unit Composition and Rentals:

<u>Type of Unit</u>	<u>Number</u>	<u>Rentals</u>
Efficiencies	-	-
One Bedroom	15	\$ 115.50 '
Two Bedroom	37	\$ 136.50 '
Three Bedroom	35	\$ 157.50 '
Four Bedroom	21	\$ 177.50 '
Other Income	Laundry	\$ 100.00 '
Totals	108	\$193,476.00 '

7. Cash requirements for this project will approximate \$53,324, which will include equity investment, working capital, operating capital, and FNMA fee if applicable.

The above basic elements of the proposal upon which our feasibility estimates were computed cannot be altered without affecting the conclusions contained herein. Our conclusions are subject only to revisions dictated by details of the proposal not known or evident from the exhibits presented, and to statutory and regulatory changes to Section 221 (d)(3) of the Act. The conditions of your proposal deemed essential for acceptance of this project are as follows:

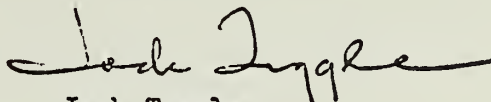
- (A) Development of final design in accordance with the revised attached drawings described as follows:

Development of final design in accordance with the revised attached Plans and Specifications entitled "Banneker Homes", dated March 30, 1967, prepared by Joseph Esherick and Associates and in accordance with attached First Phase - Pre-Commitment Land Planning Analysis dated May 11, 1967.

- (B) Development of required off-site improvements.
- (C) Development of the proposal must be closely coordinated with designated architectural and engineering specialists at FHA. Mr. R. Davis has been named as FHA architectural liaison for this project.
- (D) The issuance of this conditional commitment is non-transferrable by the sponsor.
- (E) The application and commitment fee will be submitted through an FHA approved mortgagee.
- (F) Further, it is a condition of this commitment that any Principal who is now involved or who may later become involved in this project by way of financial interest, employment, or otherwise, as defined

under the FHA Form No. 2530 procedures, and who has not filed a certificate with the Commissioner fully disclosing his previous participation in FHA multifamily programs, shall file such a certificate on the forms prescribed by the Commissioner and must be approved under the 2530 procedure prior to (initial/final) endorsement.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Jack Tuggle", with a long horizontal flourish extending to the right.

Jack Tuggle
Deputy Director

SAN FRANCISCO REDEVELOPMENT AGENCY

August 2, 1967

525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA
ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101



JOHN F. SHELLEY, *Mayor*

WALTER F. KAPLAN, *Chairman*

VICTOR K. ATKINS, *Vice Chairman*

LAWRENCE R. PALACIOS

FRANCIS J. SOLVIN

DR. C. JOSEPH WELLINGTON

863-7750

Mr. Arthur L. Timmel
Assistant Regional Administrator for
the Federal Housing Administration
Department of Housing and Urban Development
450 Golden Gate Avenue
San Francisco, California

Dear Mr. Timmel:

Staff members of the San Francisco Redevelopment Agency met last week with Mr. Donald C. Lamke of your staff to discuss the moderate-priced private housing program contemplated for the Western Addition Redevelopment Area A-2. We appreciated the opportunity to discuss the program with him and to get his valuable comments on it.

Table 1 attached to this letter schedules this program in greater detail, indicating the block number, month of anticipated completion of construction, and composition of units.* The enclosed map which delineates these areas is keyed to the schedule. As was mentioned in the meeting, these housing developments will provide rental housing, cooperative housing, and leasing to the San Francisco Housing Authority under their Section 23 program. Table 2, also attached to this letter, states the proposed number of available units each year in each of these three programs.

You will note that we have formulated a composition of dwelling units that is more than adequate to meet the housing needs of those already in the A-2 neighborhood who qualify for this housing and are to be displaced.

The time schedule was developed in relation to the availability of the assembled land and the desire to spread the marketing of these dwelling units over a five-year period so that steady absorption of these units would be achieved. A 15-month construction period was assumed. The program was also developed to best meet the relocation needs of persons displaced by the Western Addition Area A-2 redevelopment program.

As to the current status of moderate-priced private housing development in the A-2 area, two sites have been awarded to sponsors as a result of the Agency's first offering in February 1966. The first site is that

*See map, Exhibit 6b-1

Mr. Arthur L. Timmel
August 2, 1967
Page 2

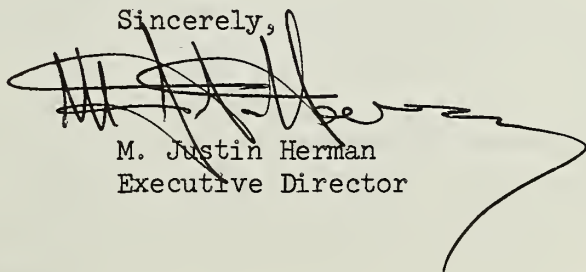
bounded by Eddy, Steiner, Turk and Pierce Streets, with 116 rental units to be developed by the Fillmore Community Development Association in conjunction with Mortimer Fleishhacker, Jr., and Mortimer Fleishhacker, III. A preliminary application for mortgage insurance has been submitted to the FHA and a conditional commitment is expected within the next couple of weeks. The second site, bounded by Fulton, Buchanan, Grove and Webster Streets, is being developed by Banneker Homes (Macedonia Missionary and Friendship Institutional Baptist Churches) for 108 rental units. A conditional commitment for mortgage insurance on this project was received from the FHA last week and working drawings are now being prepared.

In addition to the two above sites, six additional sites encompassing approximately 600 dwelling units have been tentatively assigned to sponsors who are directly related to the Western Addition neighborhood. Schematic drawings for development of two of these sites representing about 200 units have been formally presented to our Agency; applications for mortgage insurance will be made shortly on these sites. Development of the other four assigned sites will follow in sequence in accordance with the schedule submitted herewith.

In answer to your question regarding the strength of market demand for moderate-priced housing in the City and County of San Francisco, we refer you to page 32 of the Analysis of the San Francisco Housing Market, published April 1967 by the Department of Housing and Urban Development, Federal Housing Administration. This report indicates that there is for at least the next two years an annual housing demand of 400 rental units in San Francisco County for moderate-priced private housing using below market interest rate funds. Our scheduled supply of moderate-priced private housing units for the Western Addition for the five-year period averages only 266 dwelling units per year (excluding those to be leased under Section 23 to the Housing Authority). Furthermore, a majority of these moderate-priced private housing dwelling units will be absorbed by displaced A-2 residents and thus do not constitute an additional housing supply to meet the above-stated market demand.

We would appreciate your reviewing our Western Addition Area A-2 moderate priced private housing program for its overall appropriateness and, if acceptable to the Department, giving your concurrence and the reservation of priority for this program in the event you should find competing applications for similar projects in nonrenewal areas in the City and County of San Francisco.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'M. Justin Herman', is written over the typed name and title.

M. Justin Herman
Executive Director

Table 1

221(d)(3) HOUSING UNITS TO BE BUILT IN THE

WESTERN ADDITION AREA A-2

Block(s)	Date Construction Completed, Occupancy Available	Total Units	Studio	1 BR	2 BR	3 BR	4 BR
751	January 1969	116					
796	January 1969	108					
730	June 1969	94					
773	October 1969	95					
731	October 1969	80					
	1969 Total	493	20	116	153	163	41
758	January 1970	95					
748	March 1970	100					
750	April 1970	60					
770	May 1970	90					
769	May 1970	110					
771	June 1970	105					
754	September 1970	55					
780/781	October 1970	110					
	1970 Total	725	75	250	150	150	100
749	March 1971	40					
783	May 1971	86					
784	May 1971	86					
795/806	June 1971	100					
724	August 1971	32					
732	December 1971	50					
	1971 Total	394	60	150	100	50	34
687	January 1972	60					
725	May 1972	40					
772	June 1972	110					
726	December 1972	70					
	1972 Total	280	40	90	60	60	30
707	March 1973	30					
733	June 1973	30					
756	June 1973	40					
	1973 Total	100	10	30	30	20	10
	TOTAL PROGRAM	1,992	205	636	493	443	215

Table 2

221(d)(3) HOUSING UNITS TO BE BUILT IN THE
WESTERN ADDITION AREA A-2

Year	Total Number of Units	Number of Rental	Number of Co-op	Number of Section 23 Leasing
1969	493	399	94	163
1970	725	460	265	241
1971	394	90	304	131
1972	280	170	110	93
1973	100	100		33
TOTAL	1,992	1,219	773	661

San Francisco Redevelopment Agency

August 2, 1967

EXHIBIT 6d-3

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

450 Golden Gate Avenue, Box 36086
San Francisco, California 94102

OFFICE OF
ASSISTANT REGIONAL ADMINISTRATOR
FOR FHA

August 4, 1967

IN REPLY PLEASE REFER TO:

Mr. M. Justin Herman
San Francisco Redevelopment Agency
525 Golden Gate Avenue, Box 646
San Francisco, California 94101

Dear Mr. Herman:

We appreciated receiving your letter of August 2, 1967, as a follow up to the meeting held on July 21 involving your staff and various representatives of HUD.

The Deputy Director of the San Francisco Insuring Office has concurred as to the need for some 2,000 moderate income housing units in San Francisco over the next several years, with the understanding, of course that they be developed under the various cost, rent and other limitations of the Section 221 (d)(3) Below Market Interest Rate and other programs.

We appreciated especially receiving the information provided in the Table I attachment to your letter and would like to commend your staff on what is evidently an excellent analysis of an extremely difficult planning and programing problem.

While we have not had an opportunity to analyze the data provided in specific detail, we certainly concur as to its overall appropriateness. In accordance with provisions of LPA Letter No. 315, the San Francisco Insuring Office will make appropriate market reservations as you request them.

We believe that the meeting of July 21 was most useful and, as has been discussed with your staff, we trust that you will be able to arrange similar briefing and problem solving sessions on a systematic, periodic basis and that the agenda for such meetings will include all redevelopment activities involving residential redevelopment.

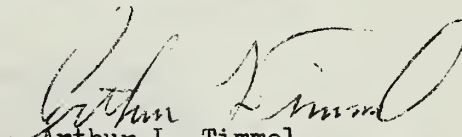

Arthur L. Timmel

EXHIBIT 6d-4

August 2, 1967

Mr. John H. Tolan
Assistant Regional Administrator for
Program Coordination and Services
Department of Housing and Urban Development
450 Golden Gate Avenue
San Francisco, California

Dear Mr. Tolan:

The assistance of your staff in reviewing the Agency's proposed schedule of housing for the elderly to be developed in the Western Addition Area A-2 is most appreciated.

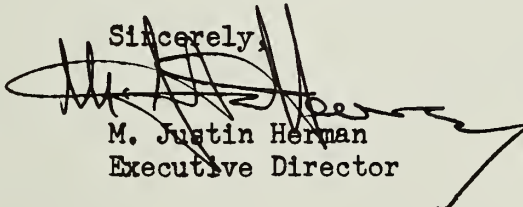
For summary purposes, by the attached table we herein set forth the proposed construction schedule once again with a breakdown by unit composition, program (Section 202 or public housing), and year of availability. An 18-month construction period is assumed.

You will no doubt recall that the Jones Memorial Methodist Church 202 development in Western Addition Area A-1 is a huge success with a waiting list of eligible tenants. We have been working with several well qualified sponsors from the Western Addition Area A-2 and would be pleased to disclose them to you should you be searching for sponsors in other localities. We would also hope that you would advise us of exceptionally able sponsors that might be known to you as wishing to undertake a development in San Francisco, perhaps in combination with a local group.

Please keep in mind that this schedule is an idealized one in terms of providing maximum housing choices to A-2 residents but is not critical in terms of providing rehousing resources.

We believe it is to our mutual advantage to have an understanding of and agreement on this schedule--you for the budgeting and requests for authorization from Congress, and we for the reservation of market for our program in the event it should conflict with other proposals or applications in non-renewal areas.

Sincerely,



M. Justin Herman
Executive Director

Exhibit 9a-1 continued

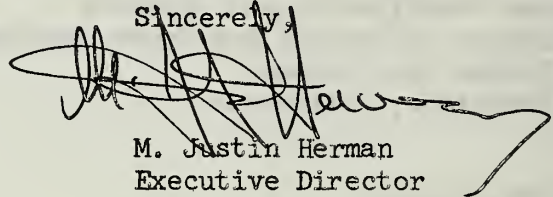
Mr. Eneas Kane

-2-

August 3, 1967

as the Housing Authority proceeds it will be accepting many of our households which have incomes in the highest continued occupancy range?

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Justin Herman", is written over the word "Sincerely,". The signature is stylized with loops and a long horizontal stroke extending to the right.

M. Justin Herman
Executive Director

WESTERN ADDITION AREA A-2
SENIOR CITIZEN HOUSING

YEAR OF AVAILABILITY	SECTION 202		SECTION 202 LEASED PER SEC.23		PUBLIC HOUSING		TOTAL
	Studio	1 BR	Studio	1 BR	Studio	1 BR	
1969	60	20	30	10	90	30	240
1970	60	20	30	10	90	30	240
1971	111	37	54	18	--	--	220
1972	60	20	30	10	--	--	120
TOTAL	291	97	144	48	180	60	820

Maximum Income Limits:

Single Persons - \$4,000 per year
 Couples - \$4,800 per year

Rent Range:

Studios - \$65 - 75
 One Bedroom - \$75 - 90

San Francisco Redevelopment Agency
 August 11, 1967

AREA A-2 HOUSEHOLDS TO BE DISPLACED TO PROVIDE
SITES FOR NEW LOW TO MODERATE-INCOME HOUSING

Year Displaced	New Housing Qualifications By Income Ability	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total
1967	Public Housing	20	9	22	9	5	0	65
	Moderate-Priced Private Housing	22	7	17	8	5	0	59
	Private Housing	18	6	16	6	3	1	56
	Total	60	22	55	23	13	1	174
1968	Public Housing	248	112	57	54	6	4	481
	Moderate-Priced Private Housing	205	92	48	45	5	3	398
	Private Housing	169	74	39	39	4	2	327
	Total	622	278	144	138	15	9	1206
1969	Public Housing	101	83	43	32	10	1	270
	Moderate-Priced Private Housing	77	62	32	25	7	1	204
	Private Housing	78	63	35	26	8	1	211
	Total	256	208	110	83	25	3	685
1970	Public Housing	70	64	44	22	4	0	204
	Moderate-Priced Private Housing	60	50	33	16	5	2	166
	Private Housing	59	48	33	16	3	1	160
	Total	189	162	110	54	12	3	530
1971 and later	Public Housing	8	8	13	5	1	1	36
	Moderate-Priced Private Housing	6	7	10	4	1	0	28
	Private Housing	6	6	11	5	0	0	28
	Total	20	21	34	14	2	1	92
	TOTAL	1153	691	453	312	67	17	2687

Note: This study includes those households to be displaced to provide for scattered public housing sites, moderate priced private housing sites, and elderly housing sites currently projected.

Supply of New Low-to Moderate-Priced Private Housing
Relative to Persons Displaced to Provide Housing Sites

WESTERN ADDITION A-2

	INCOME RANGE		Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total
1969	PUBLIC HOUSING	Supply	6	38	51	94	94	80	363
		Demand	131	92	65	41	15	1	345
	MODERATE-PRICED PRIVATE HOUSING	Supply	194	138	102	109	27	0	570
		Demand	99	69	49	33	12	1	263
	TOTAL	Supply	200	176	153	203	121	80	933
		Demand	230	161	114	74	27	2	608
1970	PUBLIC HOUSING	Supply	25	83	50	50	33	0	241
		Demand	318	176	101	76	10	4	685
	MODERATE-PRICED PRIVATE HOUSING	Supply	230	227	100	100	67	0	724
		Demand	265	142	81	61	10	5	564
	TOTAL	Supply	255	310	150	150	100	0	965
		Demand	583	318	182	137	20	9	1249
1971	PUBLIC HOUSING	Supply	20	50	33	17	11	0	131
		Demand	8	8	13	5	1	1	36
	MODERATE-PRICED PRIVATE HOUSING	Supply	191	149	67	33	23	0	463
		Demand	6	7	10	4	1	0	28
	TOTAL	Supply	211	199	100	50	34	0	594
		Demand	14	15	23	9	2	1	64

NOTE: Because of the lead time necessary on new construction, 1967 and 1968 displaced persons on Exhibit H will have to be temporarily relocated. The above schedule shows the 1967 demand included with the 1969 demand, and the 1968 demand included with the 1970 demand.

7. A Practical Rehabilitation Program will Provide Improved Housing for Area A-2 Residents*

a. Maximizing rehabilitation

At the time of adoption of the Redevelopment Plan for Area A-2 on October 8, 1964, the Board of Supervisors directed the Redevelopment Agency to maximize rehabilitation consistent with the goal of providing new low-to moderate-priced housing for Area A-2 residents. In carrying out this part of the program, the Redevelopment Agency has as its objective the rehousing of as many Area A-2 residents as possible in rehabilitated housing at a price that they can afford.

b. Stimulating interest in rehabilitation

The Redevelopment Agency is aggressively encouraging the rehabilitation of Area A-2 properties. Immediately following the adoption of the Redevelopment Plan, a questionnaire was mailed to Area A-2 property owners to determine their interest in rehabilitation. Out of 1,100 questionnaires mailed, 298 favorable replies were received.

Block meetings are being held to inform Area A-2 owners and residents about rehabilitation procedures, financing, and free rehabilitation services. In addition, information pamphlets are being distributed and a display area has been set up in the site office.

c. Services provided at no cost to Area A-2 residents

To assist Area A-2 property owners, a number of important services are provided by the Redevelopment Agency staff.

Detailed rehabilitation inspection

Complete cost estimates

*A complete progress report is attached as Appendix 7A.

Design and decoration assistance (structural and nonstructural)

Termite inspection

Earthquake safety analysis

Feasibility analysis

Financial counseling

Preparation of loan applications

Securing rehabilitation loans from federal and non-Federal sources

Preparation of bid documents; securing of bids; awarding of contracts

Construction and completion inspections

Referrals to Community Services staff for social assistance

Referrals where needed for relocation

Assistance service as agent of owner in owner-contractor relations

d. Special rehabilitation loans and grants

Rehabilitation loans and grants available to Area A-2 property owners include the following:

Section 312 Loans Three percent, 20-year rehabilitation loans up to \$14,500 per dwelling unit direct from the Department of Housing and Urban Development.

Rehabilitation Grants Up to \$1,500 to assist low-income owner-occupants to rehabilitate

221(d)(3) Mortgages up to 40 years 100 percent mortgage for rehabilitation of existing dwellings by nonprofit or cooperative sponsors.

e. Progress

Comprehensive rehabilitation inspections have been completed for 155 structures (includes 103 retention structures, 37 acquisition structures, and 15 standard buildings) comprising 1,327 dwelling units.

Processing for low-interest loans to accomplish the work is proceeding for 25 structures representing 130 dwelling units.

Twenty-one structures need no rehabilitation or have minor rehabilitation completed. Of the 21 structures, three are commercial and, with mixed usage, provide 40 dwelling units. The remaining 18 residential structures have a total of 247 dwelling units.

The loan program is beginning to approach anticipated workload volume. To date there have been no occupant relocations due to rehabilitation activities.

8. Relocation Services for Area A-2 Residents

a. Organization and staffing for action

The separation of the Residents and Business Services Division from the Community Services Division has resulted in the strengthening of both divisions.

The new Chief and the new Supervisor of Residents and Business Services were selected from over a hundred applicants replying to an advertisement repeatedly run in national journals. Two working field supervisors were hired from outside and the third was promoted from within. These latter three appointments will greatly unify and improve the day-to-day work of the field representatives. In July a new home finder with extensive local experience in the rental market was hired.

The present administrative pattern (See Exhibit 8a-1 Organization Chart) has given solid evidence of overcoming most of the operational problems which characterized the 13-month span of rapid growth and expansion.

The recent updating of job descriptions and position classification has been a significant step toward the stabilization of staffing, but this groundwork must be constantly reexamined to keep pace with changing needs as the Area A-2 project reaches its maximum level of operation.

The small original site office established in the fall of 1962 was moved to more spacious Agency-owned quarters early in 1967. These facilities contain ample area for all current Agency staff needs and in addition provide space for homemaking classes, rehabilitation display area, and several rooms of various sizes to accommodate public meetings of up to 100 persons.

As a convenience to the residents of the area, the site office is open week days from 8 a.m. to 5 p.m. and on Wednesday nights until 9 p.m. Over 100 large posters announcing the location of the new office and hours of operation were posted throughout the project area in February 1967 (See Exhibit 8a-2).

b. Services provided for Area A-2 residents

The Supervisor of Residents and Business Services at the A-2 site office has a staff of 34 who work directly with and for the residents of Western Addition Area A-2.

Field representatives make their first formal visit as the Agency acquires a particular property. Prior visits are often made as described in Sections 2a and 2b. Informational statements are presented and explained so that the tenant will understand his rights and obligations while he rents from the Agency and when he moves. The tenant is assured that the information he gives will be regarded as confidential and will be used only for his benefit. The field representative makes a full record and arranges for necessary building repairs, visits from a social worker or a homemaker, visits to other agencies for welfare benefits and to the Housing Authority in the case of low-income tenants.

The Agency's social workers visit tenants needing special help to overcome deep-seated reluctance to accept assistance from appropriate public or private agencies. They perform limited casework in emergency situations and endeavor to remove other obstacles to the relocation process.

The majority of tenants have cooperated in disclosing confidential information to Agency representatives. The information recorded on the

site occupant record cards is updated periodically. These data are stored on punched cards, from which the Termatrex machine operator can rapidly retrieve informational summaries and other statistical analyses.

The Agency homemaker holds individual and group meetings in the site office and in the homes of tenants to demonstrate budgeting, the use of food stamps, and housekeeping techniques, such as meal planning, sewing, and care and renovation of furniture and clothing. (See Exhibits 8b-1, 8b-2, and 8b-3)

Most of the relocations to date have been on the initiative of the tenants themselves. Most households respond to Agency offers of assistance and provide information requested. A small proportion do not respond, and some even move without any advice to the Agency. Those who move with the knowledge of the Agency have sought the assistance of the Agency's field representatives in filing claims for payment described in the informational statements.

The Agency has followed a policy of asking tenants to move by offering them referrals to appropriate private and public housing units, according to needs and rent-paying ability. No 30-day vacate notices have been issued to date because referrals have been refused, nor has any resident found it necessary to have recourse to the Relocation Appeals Board.

The property management representative (or rental agent) explains the rental agreement before requesting the tenant to sign it. Rents are lowered in cases where the tenant has been paying an excessive amount.

The property management staff is approaching the problem of refusals to pay rent and rent delinquency with understanding and restraint. The 3-day vacate notices, which are sent after the second payment request,

have produced significant results in rent collections. Legal action is not taken to secure possession of the premises except in those cases where no social or financial hardship exists, and where it is clear that the tenant deliberately and without just cause refuses to meet his rental obligations. Notices as described in LPA Letters Nos. 334 and 426 will be sent to residents well in advance of the time required by the demolition and disposition schedules. Notices are sent immediately to all residents in structures which contain hazards or other serious deficiencies which cannot be corrected at a reasonable cost.

The work of the home finder and the City Building Inspectors is described in another section of this report.

A more detailed operational procedure of services rendered to the tenants in Area A-2 and sample forms and brochures are provided herewith. (See Appendix 8A.)

c. The home finder service

The Agency's home finder section was established in March 1967. By the end of July, 401 vacant private dwelling units in the City had been located and inspected.

Of this number 270 were found to meet the rigid relocation standards of the Agency and to these 348 referrals have been made.

With the addition of staff to this section, it is anticipated that an everincreasing number of referrals will be made and taken. To this end, the Agency recently acquired the services of a professional home finder who, in a private rental business in San Francisco, placed over 10,000 householders during a six-year period.

In addition to its own field and office staff the Agency receives the services of inspectors from the City's Bureau of Building Inspection. As listings are received, inspected, and subsequently found to meet Agency standards, they are matched with the income and bedroom-size needs of residents now living in priority relocation areas. There are unquestionably many cases where the referrals more than meet the minimum obligations of the Agency, but the Agency continues to make referrals on behalf of the families concerned in order to give them the best possible relocation experience. Families and individuals are not referred to units beyond their income limitations unless the household specifically so requests.

Although the number of units actually taken by direct referral is modest, the knowledge that the Agency is prepared to offer standard units of proper bedroom size within the income needs of project residents is inducing voluntary relocations. While many residents are responsive to looking at Agency listings, they are concurrently seeking units on their own. In the latter case they are requested to have the dwelling inspected before final rental arrangements are made. To date over 130 householders have self relocated into standard private housing.

Since self selection is preferable, it is understandable why certain units shown and refused through direct Agency referral are subsequently taken by other householders seeking housing of their own choice on the basis of their own personal preferences as to neighborhood, proximity to friends, schools, and other individual needs.

d. Coordination with The San Francisco Housing Authority

Because of the significant number of families and individuals qualifying for public housing it is essential that the programs of the Agency and the Authority be coordinated smoothly at all working levels.

While Agency field personnel take prime responsibility to determine that apparently eligible families and individuals are referred to the Housing Authority many times by personally driving tenants to the Authority's office the Authority in turn has assigned one of its representatives on a part-time basis to the A-2 site office to assist in the prequalification procedures.

Since the Agency's relocation program has been set up to operate on a priority basis, the Authority has agreed to notify the Agency when a unit becomes available in any one of the Authority's projects. This cooperative arrangement permits the Agency to choose that family or individual from Authority eligibility lists which will most effectively facilitate relocation from high priority areas. In order that the monthly eligibility list of the Housing Authority be kept current, it has agreed to notify the Agency by telephone of all new eligibles on a weekly basis.

Agreement between the Agency and the Authority have led to arrangements whereby eligible Agency relocatees are permitted the right of first refusal in those dwellings which are brought to the attention of the Authority through the Agency's home finder activities and subsequently leased under the Section 23 program. Similarly, the Authority has agreed to refer only eligible Area A-2 tenants to Section 23 units becoming available in the Western Addition A-2 area under either the rehabilitation or new construction programs. (See Exhibits 9a-1 and 9a-2)

e. Relocation Appeals Board

The Board of Supervisors requested the San Francisco Redevelopment Agency to establish a relocation appeals procedure for Yerba Buena Center. The Agency complied and elected to establish the procedure for all renewal projects, including Western Addition Area A-2.

When a resident considers that the relocation housing offered to him by the relocation staff is unsatisfactory, he may appeal to the Relocation Appeals Board established specifically for that purpose. Organized under the Advisory Committee on Community Services, the Board is composed of individuals with a wide range of experience in housing, inter-group relations, social welfare, labor relations, and community development.

Following receipt of a complaint, an Agency staff member is assigned to investigate and prepare a report to the Appeals Board. The Board then reviews the complaint and the report and may attempt to resolve the case by conference, conciliation, or persuasion. If the Board determines that there is insufficient basis for the complaint, the complaint is dismissed. If, however, the complaint proves to be well-founded, then a report is made to the Agency. The Agency then complies with the recommendations of the Appeals Board or must, prior to taking any action in opposition to the Board's recommendation, render a written report setting forth the reasons why the Agency cannot follow the Board's recommendation.

A report on such cases is also made to the Board of Supervisors.

To date, no complaints have been filed with the Appeals Board.

Attached is an informational statement on the Relocation Appeals Board (See Exhibit 8e-1 and a detailed summary of procedures to be used (See Exhibit 8e-2).

f. The Finders' Fee Program

On March 30, 1967, the Agency launched its Finders' Fee Program (See Exhibit 8f-1). This program, one of the few authorized in the nation by the Department of Housing and Urban Development, provides for the payment of a \$50 fee to any owner, manager, or agent who rents a standard dwelling unit that meets the relocation needs of a family to be displaced by the renewal process.

In addition to meeting the physical relocation standards, the owner, manager, or agent must state that (1) he will not discriminate on the basis of race, color, creed, or national origin, (2) he will not raise the rent for one year, and (3) he will agree not to evict the tenant except for nonpayment of rent or other substantial breach of tenancy (See Exhibit 8f-2).

Notice of the Finders' Fee Program was circulated to the press, general real estate and special rental offices, and to numerous community organizations. In total, 1,200 copies of the notice were sent out. In addition, advertisements on the program were placed in the San Francisco Chronicle, San Francisco Examiner, and the San Francisco Progress. Also a notice was published in the newsletter of the San Francisco Real Estate Board. Plans are now ready to launch a series of well-publicized campaigns to generate a response on a continuing basis.

As with the Agency's own home finder program, it has been found in most cases that owners are willing to agree to the terms of the two programs including the inspection of the premises. Because of the Agency's policy of encouraging multiple choices, it recognizes that the acceptance of a particular standard unit for referral is not a guarantee of its rental. Nevertheless the Agency will continue its policy of offering multiple referrals to displacees.

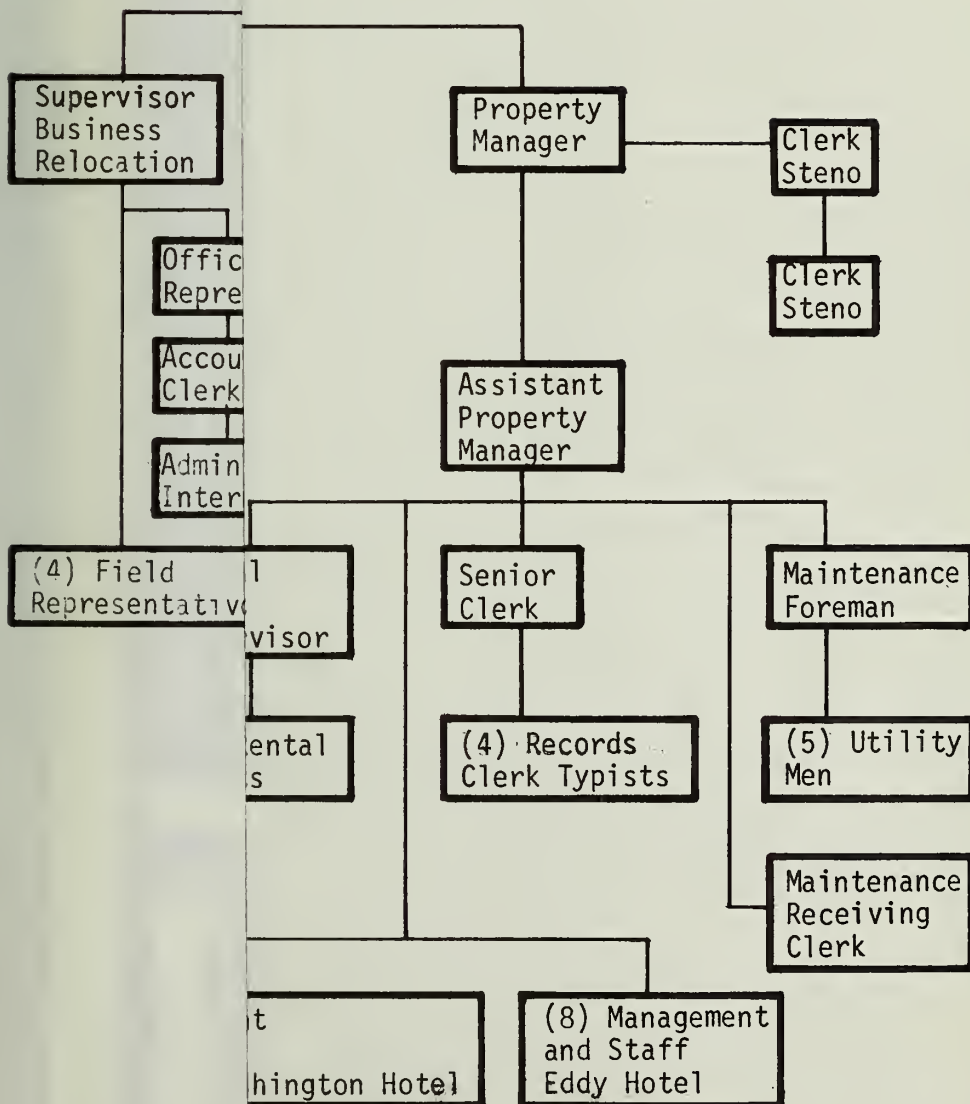
To date several hundred units have been listed with the Agency, and of these a substantial number were found to meet Agency standards. However, referrals to these met the same experience as in the case of the Home Finder Program.

The Finders' Fee Program in our judgment has proved itself as a worthwhile resource and with the organizational changes which have now been made in the staff, the program will be resumed and made a resource not only for uncovering units but also for making them effective for reestablishing Area A-2 households.

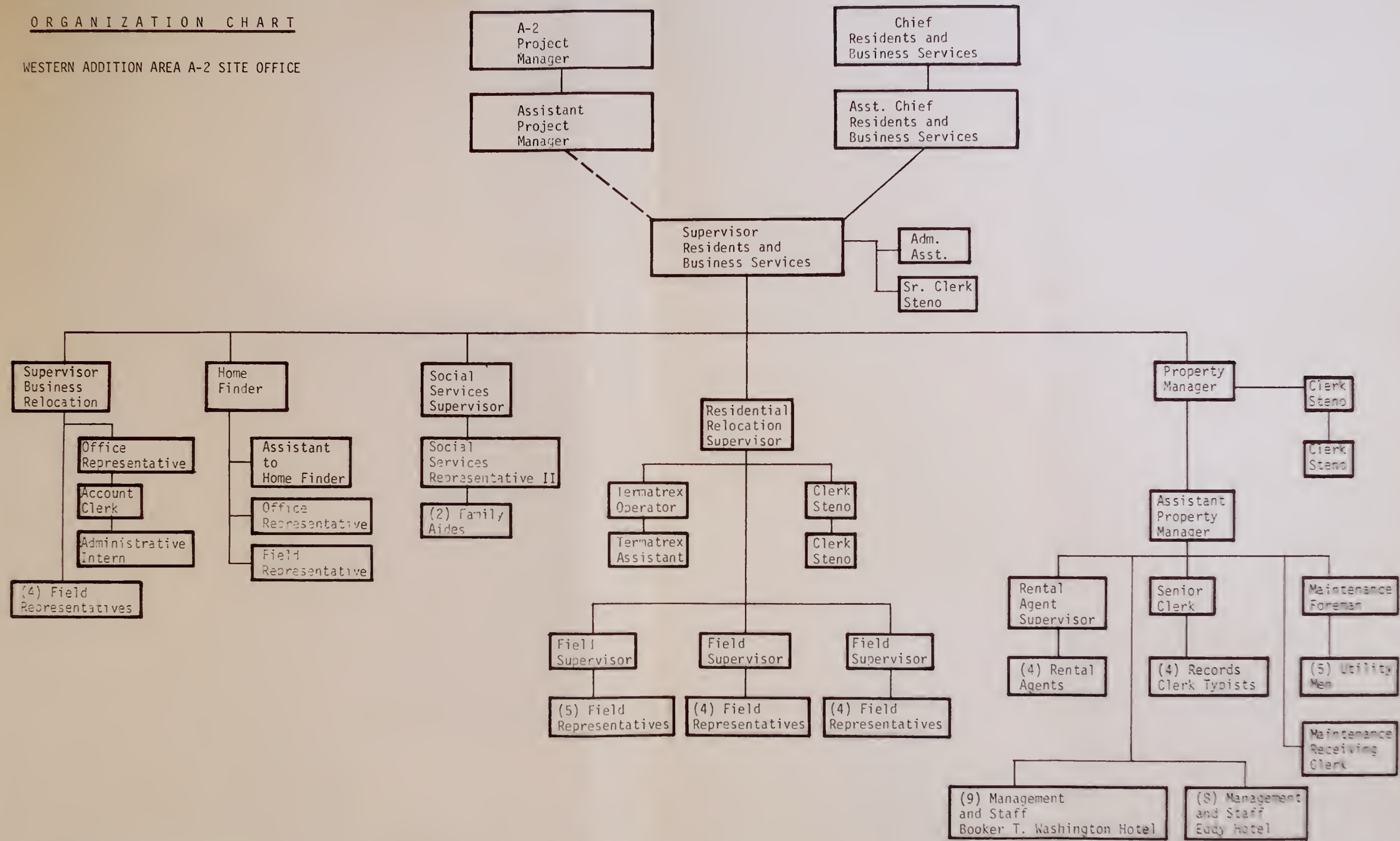
RESIDENTS AND

ORGANIZATION

WESTERN ADDITION



RESIDENTS AND BUSINESS SERVICES DIVISION
ORGANIZATION CHART
WESTERN ADDITION AREA A-2 SITE OFFICE





RESIDENTS:

We are
here to

YOUTH



ECONOMIC OPPORTUNITY COUNCIL

WESTERN ADDITION AREA OFFICE

1269 McALLISTER STREET • SAN FRANCISCO, CALIF. 94115

TELEPHONE
922-3500

M E M O R A N D U M

DATE: July 27, 1967

TO: All District Organizers
FROM: *G. Rip Ridley* G. Rip Ridley, Area Director
SUBJECT: Open House - Redevelopment Homemaking Program

Enclosed are leaflets for an Open House to be held Wednesday, August 2, 1967 at the Redevelopment Agency, 1675 Eddy Street.

Our interest in supporting this is that several youth from our Summer Youth Program will be included on the program. We are, therefore, requesting that these leaflets be placed on your bulletin boards, windows, and on the Neighborhood Information Center Bulletin Boards.

Thanking you in advance for your cooperation.

GRR:bb

cc: Area Office Staff

EXHIBIT 8b-1

the HOMEMAKING TEACHING SERVICE

(For Residents of Western Addition Area 2)



Do You Want To:



Make your time go further?



Brighten
a room
with
color?



Stretch
your
buying
dollar?



Learn
easier
housekeeping?



Sew
and remodel
clothing?



Prepare
nutritious
budget
meals?

If You Do, Call Us:

Homemaking Teaching Advisor



Mrs. Virginia Spaeth

WA 2-0420

Any weekday, 8 am to 5 pm

We Offer You:

- ☑ Programs and demonstrations for your group
- ☑ Sewing and budgeting classes in our sewing room
- ☑ Visits with you in your home
- ☑ Telephone questions answered

This is a free service---You supply only Your materials.

San Francisco Redevelopment Agency

1269 McAllister Street, S. F.

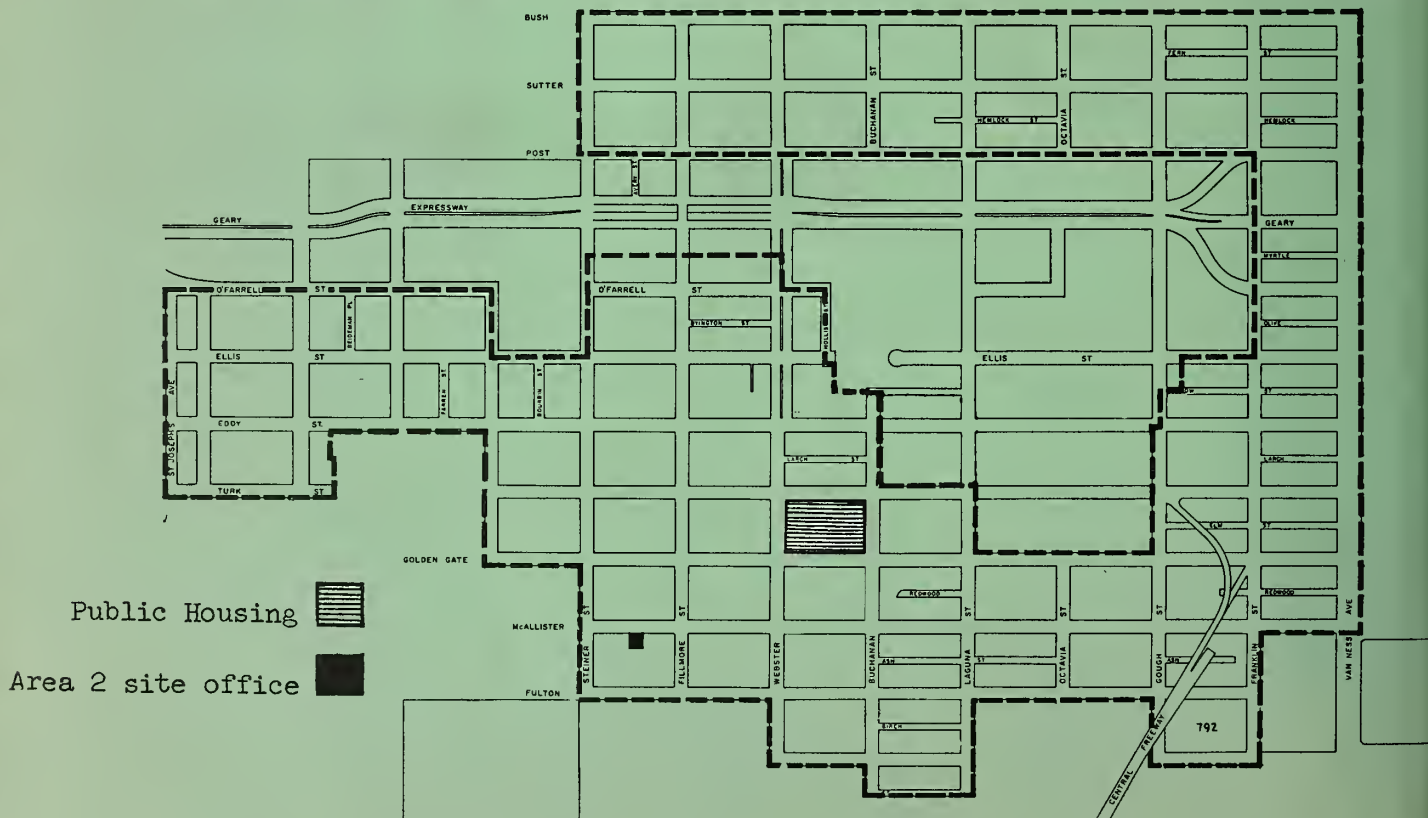
Phone: WA 2-0420



of the San Francisco Redevelopment Agency
from the HOMEMAKING TEACHING SERVICE



an Invitation to you



Western Addition Area 2 includes all housing within dotted lines (except the shaded area.)

